

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 127 Albert Street Creswick 3363

Including suburb or
locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* _____ or range between \$425,000 & \$445,000

Median sale price

Median price \$375,000 (3BR) Property Type House Suburb or Locality Creswick

Period - From Updated to Oct 13th 2020 Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
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1 35 Melbourne Rd Creswick 3BR 472M2	\$371000	18.08.2020
2 4 St Georges St Creswick 3BR 790M2	\$390,000	30.07.2020
3 2 Bald Hills Rd Creswick 3BR 480M2	\$335,000	08.07.2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16.10.2020