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STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered to	rsaie		
Address	127 Albert Street Creswick 3363		
Including suburb or locality and postcode			
Indicative selling p	rice rice see consumer.vic.gov.au/underquo	oting (*Delete single price or	range as applicable)
Single price \$*	or range between	\$425,000	& <u>\$445,000</u>
Median sale price			

\$375,000 (3BR)

Median price

Suburb or Locality Creswick

127 Albert Street Creswick 3363

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

Property Type House

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

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
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
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	sold within five kilometres of the property for sale in the last 18 months.
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This Statement of Information was prepared on: 16.10.2020

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