

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

1 Phillip Street, Creswick Vic 3363

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$370,000 & \$390,000

### Median sale price

Median price \$565,000

Property Type House

Suburb Creswick

Period - From 15/06/2022

to 14/06/2023

Source REIV

### 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
1	3 Water St CRESWICK 3363	\$450,000	11/08/2022
2	1/12 Bell St CRESWICK 3363	\$440,000	17/12/2021
3	33 Melbourne Rd CRESWICK 3363	\$440,000	15/07/2021

**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:

15/06/2023 09:52



3   1   1

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1136 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$370,000 - \$390,000

**Median House Price**  
15/06/2022 - 14/06/2023: \$565,000

## Comparable Properties



**3 Water St CRESWICK 3363 (VG)**

**Agent Comments**

3   -   -

**Price:** \$450,000  
**Method:** Sale  
**Date:** 11/08/2022  
**Property Type:** House (Res)  
**Land Size:** 844 sqm approx



**1/12 Bell St CRESWICK 3363 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 17/12/2021  
**Property Type:** House



**33 Melbourne Rd CRESWICK 3363 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 15/07/2021  
**Property Type:** House  
**Land Size:** 493 sqm approx