

## 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

22 Moore Street, Creswick Vic 3363

#### Indicative selling price

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

Range between

\$340,000

&

\$360,000

#### Median sale price

Median price

\$340,000

House

X

Unit

Suburb or locality

Creswick

Period - From

01/10/2017

to

30/09/2018

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 eighteen 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	7 Hammon St CRESWICK 3363	\$355,000	01/10/2018
2	18 Rogers St CRESWICK 3363	\$350,000	23/08/2017
3	45 Victoria St CRESWICK 3363	\$340,000	10/05/2018

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 eighteen months.



 2   
  1   
  1

**Rooms:** 5  
**Property Type:** Residential  
**Land Size:** 1700 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$340,000 - \$360,000

**Median House Price**

Year ending September 2018: \$340,000

## STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

## Comparable Properties



**7 Hammon St CRESWICK 3363 (REI)**

**Agent Comments**

 3   
  1   
  2

**Price:** \$355,000  
**Method:** Auction Sale  
**Date:** 01/10/2018  
**Rooms:** -  
**Property Type:** House (Res)



**18 Rogers St CRESWICK 3363 (REI)**

**Agent Comments**

 3   
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**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 23/08/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1624 sqm approx



**45 Victoria St CRESWICK 3363 (REI)**

**Agent Comments**

 3   
  2   
  1

**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 10/05/2018  
**Rooms:** 4  
**Property Type:** House