

STATEMENT OF INFORMATION

22A GARDINER STREET, CRESWICK, VIC 3363

PREPARED BY TASH MARTIN, PRDNATIONWIDE BALLARAT



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22A GARDINER STREET, CRESWICK,

3 bedrooms, 1 bathroom, 1 car space

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$750,000 to \$825,000

Provided by: Tash Martin, PRDnationwide Ballarat

MEDIAN SALE PRICE



CRESWICK, VIC, 3363

Suburb Median Sale Price (Other)

01 October 2022 to 30 September 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



3 CASTLEMAINE RD, CRESWICK, VIC 3363

3 bedrooms, 1 bathroom, 1 car space

Sale Price

\$820,000

Sale Date: 10/07/2023

Distance from Property: 1.5km



14 ELIZABETH ST, ALLENDALE, VIC 3364

3 bedrooms, 2 bathrooms, 5 car spaces

Sale Price

***\$805,000**

Sale Date: 21/09/2023

Distance from Property: 7.3km



1 LAKESIDE DR, CRESWICK, VIC 3363

4 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

***\$930,000**

Sale Date: 12/09/2023

Distance from Property: 1.5km



This report has been compiled on 27/10/2023 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

22A GARDINER STREET, CRESWICK, VIC 3363

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$750,000 to \$825,000

Median sale price

Median price

Property type

House

Suburb

CRESWICK

Period

01 October 2022 to 30 September 2023

Source

pricefinder

Comparable property sales

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

Price

Date of sale

3 CASTLEMAINE RD, CRESWICK, VIC 3363	\$820,000	10/07/2023
14 ELIZABETH ST, ALLENDALE, VIC 3364	*\$805,000	21/09/2023
1 LAKESIDE DR, CRESWICK, VIC 3363	*\$930,000	12/09/2023

This Statement of Information was prepared

27/10/2023