

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 and
postcode

2 Wright Court Creswick VIC 3363

Indicative selling price

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

Single Price

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$135,000

Property type

Land

Suburb

Creswick

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

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

180 Ballarat Road Creswick VIC 3363	\$392,000	10-Mar-20
34 Armstrong Street Creswick VIC 3363	\$410,000	04-Nov-19
83 Macs Street Creswick VIC 3363	\$380,000	26-Nov-18

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: 20 April 2020

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180 Ballarat Road Creswick VIC 3363

Sold Price

\$392,000

Sold Date

10-Mar-20

2

1

1

Distance

0.04km

34 Armstrong Street Creswick VIC 3363

Sold Price

\$410,000

Sold Date

04-Nov-19

3

1

2

Distance

0.93km

83 Macs Street Creswick VIC 3363

Sold Price

\$380,000

Sold Date

26-Nov-18

3

2

3

Distance

2.64km

RS = Recent sale

UN = Undisclosed Sale

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