

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

Lot 2 / 103 Clunes Road 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

\$215,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Creswick

Period-from

01 Jun 2024

to

31 May 2025

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

2 COOPER STREET CRESWICK VIC 3363	\$185,000	22-Feb-25
1 OAKTREE LANE CRESWICK VIC 3363	\$190,000	05-Feb-24
5 OAKTREE LANE CRESWICK VIC 3363	\$195,000	24-Feb-25

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: 13 June 2025



2 COOPER STREET CRESWICK VIC 3363

Sold Price

\$185,000

Sold Date

22-Feb-25

1 1 -

Distance

0.36km



1 OAKTREE LANE CRESWICK VIC 3363

Sold Price

\$190,000

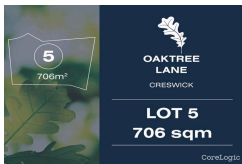
Sold Date

05-Feb-24

4 2 -

Distance

0.73km



5 OAKTREE LANE CRESWICK VIC 3363

Sold Price

\$195,000

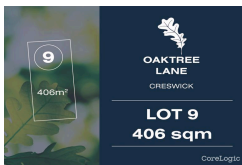
Sold Date

24-Feb-25

- - -

Distance

0.73km



8 OAKTREE LANE CRESWICK VIC 3363

Sold Price

\$185,000

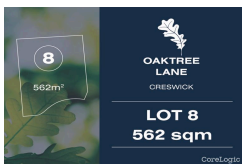
Sold Date

31-May-24

4 2 2

Distance

0.73km



7 OAKTREE LANE CRESWICK VIC 3363

Sold Price

\$195,000

Sold Date

21-Mar-25

- - -

Distance

0.73km



5 BALD HILLS ROAD CRESWICK VIC 3363

Sold Price

\$205,000

Sold Date

18-Jul-24

- - -

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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1 CURTIN COURT CRESWICK VIC 3363

Sold Price

\$245,000

Sold Date

29-Oct-24



6



2



-

Distance

1.76km



5 CURTIN COURT CRESWICK VIC 3363

Sold Price

\$225,000

Sold Date

11-Dec-24



-



-



-

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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