

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property Address	11 Augusta Drive, Creswick VIC 3363
Indicative Selling Price	\$998,000 – \$1,098,000
Property Type	Residential house
Property Details	5 bedrooms 3 bathrooms 2 car spaces
Land Size	~795m ²

Comparable Property Sales

Address	Price	Date	Details
11 Augusta Drive, Creswick VIC	\$968,000	Dec 2021	5 bed, 3 bath, 2 car
55 Slade Road, Springmount VIC	\$1,030,000	Recent	5 bed lifestyle
160 Barbys Road, Creswick VIC	\$1,000,000	Recent	4 bed lifestyle
245 Howards Road, Wattle Flat VIC	\$995,000	Recent	4 bed lifestyle

Agent Comment

The indicative selling price reflects the property's position as a larger lifestyle residence within Creswick, which sits above standard residential housing values. Direct comparable sales are limited due to the unique size, layout and location of the property. However, comparable lifestyle properties within Creswick and the broader Ballarat region have transacted between \$950,000 and \$1,050,000, supporting the current price positioning.