

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

21 TAIT DRIVE 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

or range
between

\$670,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Creswick

Period-from

01 May 2024

to

30 Apr 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

12 WRIGHT COURT CRESWICK VIC 3363	\$680,000	23-Jan-24
103 NAPIER STREET CRESWICK VIC 3363	\$810,000	03-May-25
56 NAPIER STREET CRESWICK VIC 3363	\$710,000	22-Jul-24

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: 12 May 2025



12 WRIGHT COURT CRESWICK VIC 3363

Sold Price

\$680,000

Sold Date

23-Jan-24



4



2



4

Distance

0.13km



103 NAPIER STREET CRESWICK VIC 3363

Sold Price

^{RS} **\$810,000**

Sold Date

03-May-25



-



-



-

Distance

0.68km



56 NAPIER STREET CRESWICK VIC 3363

Sold Price

\$710,000

Sold Date

22-Jul-24



4



2



2

Distance

1.05km



32 ROGERS STREET CRESWICK VIC 3363

Sold Price

\$670,000

Sold Date

26-Nov-24



4



2



6

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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