

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

8 RICHARD 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

or range
between

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Creswick

Period-from

01 Jan 2024

to

31 Dec 2024

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

19 HALL STREET CRESWICK VIC 3363	\$660,000	13-Sep-24
32 ROGERS STREET CRESWICK VIC 3363	\$670,000	20-Dec-24
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: 31 January 2025



19 HALL STREET CRESWICK VIC 3363

 3  2  1

Sold Price

\$660,000

Sold Date

13-Sep-24

Distance

1.36km



32 ROGERS STREET CRESWICK VIC 3363

 4  2  6

Sold Price

^{RS} **\$670,000**

Sold Date

20-Dec-24

Distance

1.91km



56 NAPIER STREET CRESWICK VIC 3363

 4  2  2

Sold Price

\$710,000

Sold Date

22-Jul-24

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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