

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 Augusta Drive, Creswick Vic 3363

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$110,000

Median sale price

Median price

\$302,000

House

X

Unit

Suburb

Creswick

Period - From

01/04/2017

to

30/06/2017

Source

REIV

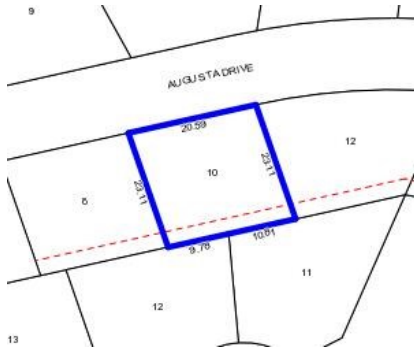
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	3 Hepburn Ct CRESWICK 3363	\$149,000	15/09/2017
2	5 Augusta Dr CRESWICK 3363	\$147,000	19/04/2017
3	4 Hepburn Ct CRESWICK 3363	\$140,000	13/07/2017

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$110,000
Median House Price
June quarter 2017: \$302,000

Comparable Properties



3 Hepburn Ct CRESWICK 3363 (REI)

Agent Comments



Price: \$149,000
Method: Private Sale
Date: 15/09/2017
Rooms: -
Property Type: Land



5 Augusta Dr CRESWICK 3363 (REI)

Agent Comments



Price: \$147,000
Method: Private Sale
Date: 19/04/2017
Rooms: -
Property Type: Land
Land Size: 515 sqm approx



4 Hepburn Ct CRESWICK 3363 (REI)

Agent Comments



Price: \$140,000
Method: Private Sale
Date: 13/07/2017
Rooms: -
Property Type: Land
Land Size: 537 sqm approx