

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 or locality and postcode

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

**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 eighteen 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	18 Elizabeth Rd CRESWICK 3363	\$265,700	08/02/2017
2	10 Williams St CRESWICK 3363	\$250,000	27/10/2017
3	1 Cassels La CRESWICK 3363	\$249,000	30/08/2016

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 eighteen months.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 971 sqm approx

Agent Comments

**Indicative Selling Price**

\$257,000

**Median House Price**

December quarter 2017: \$349,000

## Comparable Properties

**18 Elizabeth Rd CRESWICK 3363 (REI/VG)**

Agent Comments

**Price:** \$265,700**Method:** Private Sale**Date:** 08/02/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 821 sqm approx**10 Williams St CRESWICK 3363 (REI/VG)**

Agent Comments

**Price:** \$250,000**Method:** Private Sale**Date:** 27/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 711 sqm approx**1 Cassels La CRESWICK 3363 (REI/VG)**

Agent Comments

**Price:** \$249,000**Method:** Private Sale**Date:** 30/08/2016**Rooms:** 4**Property Type:** House**Land Size:** 800 sqm approx