

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

21 King Street, Creswick Vic 3363

**Indicative selling price**

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

Range between

\$289,000

&

\$315,000

**Median sale price**

Median price

\$332,000

House

X

Unit

Suburb or locality

Creswick

Period - From

01/07/2016

to

30/06/2017

Source

REIV

**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	4 Bell St CRESWICK 3363	\$310,000	23/08/2017
2	52 Carmody Dr CRESWICK 3363	\$302,000	08/05/2017
3	92 Napier St CRESWICK 3363	\$301,158	05/04/2017

**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.~~



3 1 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 1600 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$289,000 - \$315,000  
**Median House Price**  
Year ending June 2017: \$332,000

## Comparable Properties



**4 Bell St CRESWICK 3363 (REI)**

**Agent Comments**

3 1 -

**Price:** \$310,000  
**Method:** Private Sale  
**Date:** 23/08/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 855 sqm approx



**52 Carmody Dr CRESWICK 3363 (REI)**

**Agent Comments**

2 1 3

**Price:** \$302,000  
**Method:** Private Sale  
**Date:** 08/05/2017  
**Rooms:** 3  
**Property Type:** House

**92 Napier St CRESWICK 3363 (VG)**

**Agent Comments**

3 - -

**Price:** \$301,158  
**Method:** Sale  
**Date:** 05/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 883 sqm approx