

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

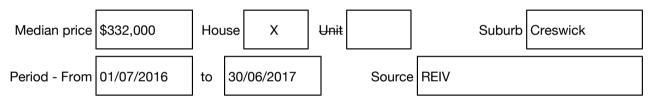
Indicative selling price

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

&

Range between \$615,000

Median sale price



\$645.000

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 sixmonths 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		
2		
3		

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.

Account - Harcourts Ballarat | P: 03 5333 1144 | F: 03 5331 3055

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



20 quicks La, Creswick Vic 3363







Rooms: **Property Type:** Agent Comments

Julie Powell 03 5345 8200 0478 799 820 julie.powell@harcourts.com.au

Indicative Selling Price \$615,000 - \$645,000 **Median House Price** Year ending June 2017: \$332,000

Comparable Properties



Price: \$515,000 Method: Private Sale Date: 29/03/2017 Rooms: -Property Type: House Agent Comments

Agent Comments



4399 Creswick Newstead Rd BROOMFIELD 3364 (REI) •**•** 3 Price: \$495,000

x 10

Method: Private Sale Date: 27/06/2017 Rooms: -Property Type: House (Res) Land Size: 4206 sqm approx

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