





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 13 HARVEY STREET, CRESWICK, VIC 3363 🕮 3 🕒 2 😂 -







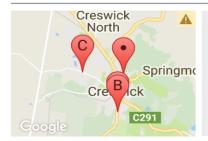
**Indicative Selling Price** 

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

Single Price:

\$350,000

### **MEDIAN SALE PRICE**



# CRESWICK, VIC, 3363

**Suburb Median Sale Price (House)** 

\$318,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

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.



174 BALLARAT RD, CRESWICK, VIC 3363







Sale Price

\$349,850

Sale Date: 19/06/2017

Distance from Property: 2km





192 BALLARAT RD, CRESWICK, VIC 3363







Sale Price

\$375,000

Sale Date: 14/03/2017

Distance from Property: 2.2km





154 ASCOT-CRESWICK RD, CRESWICK, VIC







Sale Price

\$352,500

Sale Date: 20/01/2017

Distance from Property: 2.2km



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode	13 HARVEY STREET, CRESWICK, VIC 3363
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## Indicative selling price

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

Single Price:	\$350,000

### Median sale price

Median price	\$318,000	House	X	Unit	Suburb	CRESWICK
Period	01 October 2016 to 30 September 2017		Source	p	ricefinder	

### Comparable property sales

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
174 BALLARAT RD, CRESWICK, VIC 3363	\$349,850	19/06/2017
192 BALLARAT RD, CRESWICK, VIC 3363	\$375,000	14/03/2017
154 ASCOT-CRESWICK RD, CRESWICK, VIC 3363	\$352,500	20/01/2017