

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

125 Albert Street Creswick VIC 3363

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$345,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

*House

X

*Unit

Suburb

Creswick

Period-from

01 May 2018

to

30 Apr 2019

Source

Corelogic

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

12 Melbourne Road Creswick VIC 3363	\$278,000	28-Mar-18
14 Ayres Street Creswick VIC 3363	\$285,000	26-Sep-18
22 Moore Street Creswick VIC 3363	\$350,000	12-Nov-18

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.~~

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12 Melbourne Road Creswick VIC 3363

Sold Price

\$278,000

Sold Date

28-Mar-18
 3
  1
  1

Distance

0.25km

14 Ayres Street Creswick VIC 3363

Sold Price

\$285,000

Sold Date

26-Sep-18
 2
  1
  1

Distance

0.36km

22 Moore Street Creswick VIC 3363

Sold Price

\$350,000

Sold Date

12-Nov-18
 2
  1
  1

Distance

0.61km

13 Haines Street Creswick VIC 3363

Sold Price

\$271,000

Sold Date

16-Mar-18
 3
  1
  1

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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