

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

Range between &

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	45 Haines St CRESWICK 3363	\$303,500	20/10/2018
2	14 Ayres St CRESWICK 3363	\$285,000	03/10/2018
3	1/51 Haines St CRESWICK 3363	\$155,000	07/07/2017

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.



2 x 1 2 x 1 3

Rooms: 2 x 1br dwellings
Property Type: House (Previously Occupied - Detached)
Land Size: 958 sqm approx

Agent Comments

2 x 1 bedroom dwellings on the one title -- owner occupy one and rent the other, rent both or maybe consider a 3rd dwelling on site (stca)

Indicative Selling Price
\$275,000 - \$295,000

Median House Price
December quarter 2018: \$380,000

Comparable Properties



45 Haines St CRESWICK 3363 (REI/VG)

Agent Comments

2 1 2

Price: \$303,500
Method: Private Sale
Date: 20/10/2018
Rooms: -
Property Type: House
Land Size: 1010 sqm approx



14 Ayres St CRESWICK 3363 (REI/VG)

Agent Comments

2 1 1

Price: \$285,000
Method: Private Sale
Date: 03/10/2018
Rooms: -
Property Type: House
Land Size: 1229 sqm approx



1/51 Haines St CRESWICK 3363 (REI)

Agent Comments

1 1 -

Price: \$155,000
Method: Private Sale
Date: 07/07/2017
Rooms: -
Property Type: House
Land Size: 337 sqm approx