

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

109 CLUNES ROAD, CRESWICK, VIC 3363

Indicative selling price

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

Single price \$550,000

or range between

&

Median sale price

Median price \$466,730

Property Type House

Suburb CRESWICK

Period - From 12/01/2022

to

12/01/2023

Source CoreLogic

Comparable property sales

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 LIONEL STREET CRESWICK VIC 3363	\$568,000	13/11/2023
104 MACS STREET CRESWICK VIC 3363	\$480,000	25/10/2023
28A CAMBRIDGE STREET CRESWICK VIC 3363	\$530,000	04/05/2023

This Statement of Information was prepared on: 12/01/2024