

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

13 Hepburn Court, Creswick Vic 3363

Indicative selling price

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

Range between \$196,000 & \$215,000

Median sale price

Median price \$170,000 Property Type Vacant land Suburb Creswick

Period - From 02/07/2023 to 01/07/2024 Source REIV

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 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
1	9 Augusta Dr CRESWICK 3363	\$260,000	13/10/2020
2	7 Hepburn Ct CRESWICK 3363	\$257,000	26/08/2021
3	9 Augusta Dr CRESWICK 3363	\$248,000	05/11/2021

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 18 months.~~

This Statement of Information was prepared on:

02/07/2024 15:28



Property Type: Land
Land Size: 565 sqm approx
Agent Comments

Indicative Selling Price
\$196,000 - \$215,000
Median Land Price
02/07/2023 - 01/07/2024: \$170,000

Comparable Properties

9 Augusta Dr CRESWICK 3363 (VG)

Agent Comments



Price: \$260,000
Method: Sale
Date: 13/10/2020
Property Type: Land
Land Size: 547 sqm approx



7 Hepburn Ct CRESWICK 3363 (REI/VG)

Agent Comments



Price: \$257,000
Method: Private Sale
Date: 26/08/2021
Property Type: Land
Land Size: 593 sqm approx



9 Augusta Dr CRESWICK 3363 (REI/VG)

Agent Comments



Price: \$248,000
Method: Private Sale
Date: 05/11/2021
Property Type: Land
Land Size: 548 sqm approx