

# 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

15 Augusta Drive, Creswick Vic 3363

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$170,000 & \$185,000

### Median sale price

Median price \$182,500 Property Type Vacant land Suburb Creswick

Period - From 27/05/2023 to 26/05/2024 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 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	18 Augusta Dr CRESWICK 3363	\$175,000	01/05/2023
2	1a Phillip St CRESWICK 3363	\$170,000	15/12/2023
3			

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.

This Statement of Information was prepared on:

27/05/2024 11:27



**Property Type:** Vacant Land  
**Land Size:** 545m2 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$170,000 - \$185,000  
**Median Land Price**  
27/05/2023 - 26/05/2024: \$182,500

## Comparable Properties



**18 Augusta Dr CRESWICK 3363 (REI/VG)**

**Agent Comments**



**Price:** \$175,000  
**Method:** Private Sale  
**Date:** 01/05/2023  
**Property Type:** Land (Res)  
**Land Size:** 544 sqm approx

**1a Phillip St CRESWICK 3363 (VG)**

**Agent Comments**



**Price:** \$170,000  
**Method:** Sale  
**Date:** 15/12/2023  
**Property Type:** Land

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.

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