

# 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 158 Ballarat Road, Creswick Vic 3363  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$520,000 & \$540,000

### Median sale price

Median price \$525,000 Property Type House Suburb Creswick

Period - From 01/04/2023 to 31/03/2024 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	55 Cambridge St CRESWICK 3363	\$580,000	23/04/2024
2	7 Reed St CRESWICK 3363	\$530,000	14/11/2023
3	3 Reed St CRESWICK 3363	\$515,000	01/01/2024

**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: 03/06/2024 13:03



3   1   2

**Property Type:** House  
**Land Size:** 1031 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$520,000 - \$540,000  
**Median House Price**  
Year ending March 2024: \$525,000

## Comparable Properties



**55 Cambridge St CRESWICK 3363 (REI)**

**Agent Comments**

3   1   -

**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 23/04/2024  
**Property Type:** House



**7 Reed St CRESWICK 3363 (REI/VG)**

**Agent Comments**

3   1   5

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 14/11/2023  
**Property Type:** House  
**Land Size:** 1121 sqm approx



**3 Reed St CRESWICK 3363 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 01/01/2024  
**Property Type:** House  
**Land Size:** 987 sqm approx

**Account - Jellis Craig** | P: 03 5329 2500 | F: 03 5329 2555