

## 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 and  
postcode

26 SEMMENS AVENUE CRESWICK VIC 3363

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$520,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Creswick

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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

28A CAMBRIDGE STREET CRESWICK VIC 3363	\$530,000	04-May-23
125 CLUNES ROAD CRESWICK VIC 3363	\$525,000	23-Aug-23
13 ELIZABETH ROAD CRESWICK VIC 3363	\$515,000	06-Dec-23

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: 07 February 2024



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**28A CAMBRIDGE STREET  
CRESWICK VIC 3363**

3 2 1

Sold Price **\$530,000** Sold Date **04-May-23**

Distance **1.05km**



**125 CLUNES ROAD CRESWICK VIC  
3363**

3 1 2

Sold Price **\$525,000** Sold Date **23-Aug-23**

Distance **2.61km**



**13 ELIZABETH ROAD CRESWICK  
VIC 3363**

3 1 4

Sold Price <sup>RS</sup> **\$515,000** Sold Date **06-Dec-23**

Distance **1.41km**

RS = Recent sale      UN = Undisclosed Sale

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