

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

40 Jory Street, Creswick Vic 3363

Indicative selling price

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

Range between \$670,000 & \$710,000

Median sale price

Median price \$550,000 Property Type House Suburb Creswick

Period - From 01/01/2023 to 31/12/2023 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.

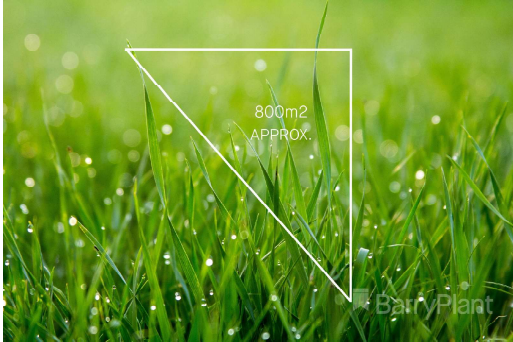
	Address of comparable property	Price	Date of sale
1	57 Clunes Rd CRESWICK 3363	\$740,000	22/08/2023
2	31 Napier St CRESWICK 3363	\$650,000	29/03/2023
3	2166 Midland Hwy SPRINGMOUNT 3364	\$645,000	13/09/2023

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:

05/03/2024 11:00



3 2 2

Rooms: 2
Property Type: House
Land Size: 799 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$710,000
Median House Price
Year ending December 2023: \$550,000

Comparable Properties



57 Clunes Rd CRESWICK 3363 (REI/VG)

Agent Comments

3 2 2

Price: \$740,000
Method: Private Sale
Date: 22/08/2023
Property Type: House
Land Size: 1650 sqm approx



31 Napier St CRESWICK 3363 (REI/VG)

Agent Comments

3 1 2

Price: \$650,000
Method: Private Sale
Date: 29/03/2023
Property Type: House
Land Size: 1636 sqm approx



2166 Midland Hwy SPRINGMOUNT 3364 (REI/VG)

Agent Comments

3 2 3

Price: \$645,000
Method: Private Sale
Date: 13/09/2023
Property Type: House
Land Size: 1908 sqm approx

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