

# 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

56 Napier Street, 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 \$690,000 & \$730,000

### 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	57 Clunes Rd CRESWICK 3363	\$740,000	22/08/2023
2	114 Clunes Rd CRESWICK 3363	\$695,000	02/03/2023
3	12 Wright Ct CRESWICK 3363	\$680,000	08/02/2024

**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:

05/06/2024 13:51



3   2   2

**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 1236 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$690,000 - \$730,000  
**Median House Price**  
Year ending March 2024: \$525,000

## 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



114 Clunes Rd CRESWICK 3363 (VG)

Agent Comments

3   -   -

**Price:** \$695,000  
**Method:** Sale  
**Date:** 02/03/2023  
**Property Type:** House (Res)  
**Land Size:** 1007 sqm approx



12 Wright Ct CRESWICK 3363 (REI/VG)

Agent Comments

4   2   4

**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 08/02/2024  
**Property Type:** House  
**Land Size:** 681 sqm approx

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