

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

73 Bald Hills Road, Creswick Vic 3363

Indicative selling price

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

Range between \$845,000 & \$865,000

Median sale price

Median price \$542,500 Property Type House Suburb Creswick

Period - From 16/02/2023 to 15/02/2024 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	34 Alfred St CRESWICK 3363	\$880,000	28/08/2023
2	20 Hutchinson St CRESWICK 3363	\$800,000	27/11/2023
3	18 Hutchinson St CRESWICK 3363	\$795,000	22/02/2023

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:

16/02/2024 09:36



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 4

Rooms: 2
Property Type: House
Land Size: 5407 sqm approx
 Agent Comments

Indicative Selling Price
 \$845,000 - \$865,000
Median House Price
 16/02/2023 - 15/02/2024: \$542,500

Comparable Properties



34 Alfred St CRESWICK 3363 (VG)

Agent Comments

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Price: \$880,000
Method: Sale
Date: 28/08/2023
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 6537 sqm approx



20 Hutchinson St CRESWICK 3363 (REI)

Agent Comments

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Price: \$800,000
Method: Private Sale
Date: 27/11/2023
Property Type: House
Land Size: 1502 sqm approx



18 Hutchinson St CRESWICK 3363 (REI/VG)

Agent Comments

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 2

Price: \$795,000
Method: Private Sale
Date: 22/02/2023
Property Type: House
Land Size: 1641 sqm approx

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