

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

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

**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 eighteen 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	4399 Creswick Newstead Rd BROOMFIELD 3364	\$495,000	27/06/2017
2	376 Sawmill Rd SPRINGMOUNT 3364	\$480,000	17/10/2016
3	240 Ascot Rd CRESWICK 3363	\$460,000	05/07/2016

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 eighteen months.



3   2   3

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 16188 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$495,000 - \$520,000  
**Median House Price**  
June quarter 2017: \$302,000

## Comparable Properties



**4399 Creswick Newstead Rd BROOMFIELD 3364 (REI)**   Agent Comments

3   2   4

**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 27/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 4206 sqm approx



**376 Sawmill Rd SPRINGMOUNT 3364 (REI/VG)**   Agent Comments

4   1   2

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 17/10/2016  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 65001 sqm approx



**240 Ascot Rd CRESWICK 3363 (REI/VG)**   Agent Comments

4   2   4

**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 05/07/2016  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 31409 sqm approx