

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sa
-------------------------

Address	17 Johns Road, Creswick Vic 3363
Including suburb or	1 555 1.555 1.5 5555
including suburb of	
locality andpostcode	
locality anapostocac	

#### Indicative selling price

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

Range between	\$495,000	&	\$520,000
Range between	\$495,000	&	\$520,000

#### Median sale price

Median price	\$302,000	Hou	se X	Unit		Suburb or locality	Creswick
Period - From	01/04/2017	to	30/06/2017		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

	,		
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.

**Account** - Harcourts Ballarat | P: 03 5333 1144 | F: 03 5331 3055





Price

Date of sale

Generated: 11/10/2017 16:34







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)

**-**3

2

**4** 

**Price:** \$495,000 **Method:** Private Sale **Date:** 27/06/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 4206 sqm approx

**Agent Comments** 



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

4





**a** 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)





**6** 4

Price: \$460,000 Method: Private Sale Date: 05/07/2016 Rooms: 5

Property Type: House

Land Size: 31409 sqm approx

Account - Harcourts Ballarat | P: 03 5333 1144 | F: 03 5331 3055





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 11/10/2017 16:34

Agent Comments