



Statement of Information

Sections 47AF of the Estate Agents Act 1980

36 Carmody Drive, CRESWICK 3363

House



4 beds



2 baths



2 parking

Indicative selling price

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

Single price \$ 415,000

Median sale price

Median **House** for **CRESWICK** for period **May 2017 - Jun 2017**
Sourced from **Realestate.com**.

\$ 352,875

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

101 Pasco Street, Price \$ 380,000 Sold 09 May 2017
Creswick 3363

1 Drummond Street, Price \$ 375,000 Sold 30 March 2017
Creswick 3363

53 Broomfield Street, Price \$ 424,000 Sold 25 November 2016
Creswick 3363

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Realestate.com.

Contact agents

 **Tash Martin**
PRDnationwide

(03) 5345 2326
0439 281 924
tashm@prdcreswick.com.au,
tashm@prdballarat.com.au

PRD nationwide

PRDnationwide Ballarat

51 Lydiard Street South,
BALLARAT VIC 3350