



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$395,000 - \$425,000

Comparable Properties



3377 Creswick Newstead Rd SMEATON 3364 Agent Comments
 (REI)



Price: \$620,000
Method: Private Sale
Date: 27/03/2017
Rooms: 5
Property Type: House
Land Size: 26467 sqm approx



4399 Creswick Newstead Rd BROOMFIELD 3364 Agent Comments
 (REI)



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



40 Acacia Rd BROOMFIELD 3364 (REI) Agent Comments



Price: \$307,000
Method: Private Sale
Date: 25/01/2017
Rooms: 2
Property Type: House (Res)
Land Size: 20234 sqm approx

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Unit Suburb
 Period - From to Source

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3377 Creswick Newstead Rd SMEATON 3364	\$620,000	27/03/2017
4399 Creswick Newstead Rd BROOMFIELD 3364	\$495,000	27/06/2017
40 Acacia Rd BROOMFIELD 3364	\$307,000	25/01/2017