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 and postcode	154 BALLARAT ROAD CRESWICK VIC 3363

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$650,000	or range between		

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	House	Suburb	Creswick
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
25 SEMMENS AVENUE CRESWICK VIC 3363	$630,000	23-May-25
12 WRIGHT COURT CRESWICK VIC 3363	$680,000	23-Jan-24
15 HAMMON STREET CRESWICK VIC 3363	$658,000	27-Feb-25

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: 28 May 2025

Adam Cleveland
M 0439306833
E adamc@prdcreswick.com.au



25 SEMMENS AVENUE CRESWICK VIC 3363

4 1 2

Sold Price RS $630,000 Sold Date 23-May-25

Distance 0.18km



12 WRIGHT COURT CRESWICK VIC 3363

4 2 4

Sold Price $680,000 Sold Date 23-Jan-24

Distance 0.3km



15 HAMMON STREET CRESWICK VIC 3363

4 2 2

Sold Price $658,000 Sold Date 27-Feb-25

Distance 0.37km

RS = Recent sale **UN** = Undisclosed Sale

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