



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 Bell Street, CRESWICK 3363

House



3 beds



1 baths



2 parking

### Indicative selling price

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

## Range from \$ 295,000 - \$ 315,000

### Median sale price

Median **House** for **CRESWICK** for period **Oct 2016 - Jun 2017**  
Sourced from [realestate.com.au](http://realestate.com.au).

## \$ 312,500

### 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.

**41 Melbourne Road,**  
CRESWICK 3363      Price \$ 300,000   Sold 17 October 2016

**2 Pollards Lane,**  
CRESWICK 3363      Price \$ 290,000   Sold 31 October 2016

**21 Caddy Drive,**  
CRESWICK 3363      Price \$ 315,000   Sold 03 April 2017

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.au](http://realestate.com.au).

### Contact agents

 **Tash Martin**  
PRDnationwide

(03) 5345 2326  
0439 281 924

[tashm@prdballarat.com.au](mailto:tashm@prdballarat.com.au),  
[tashm@prdcreswick.com.au](mailto:tashm@prdcreswick.com.au)

**PRD nationwide**

**PRDnationwide Ballarat**

51 Lydiard Street South,  
BALLARAT VIC 3350