

## **STATEMENT OF INFORMATION**

5 CHAPEL STREET, CAMPBELLS CREEK, VIC 3451

PREPARED BY BRIOHNY MITCHELL, PRD NATIONWIDE BENDIGO

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 CHAPEL STREET, CAMPBELLS CREEK,** 3 1 2

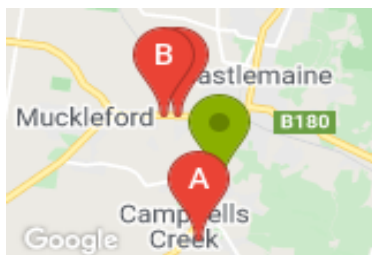
### Indicative Selling Price

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

**Price Range: \$530,000 to \$560,000**

Provided by: Briohny Mitchell, PRD Nationwide Bendigo

## MEDIAN SALE PRICE



**CAMPBELLS CREEK, VIC, 3451**

Suburb Median Sale Price (House)

**\$542,500**

01 January 2020 to 31 December 2020

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**14 MIDLAND HWY, CAMPBELLS CREEK, VIC** - - -

Sale Price

**\$1,900,000**

Sale Date: 03/05/2018

Distance from Property: 1.7km



**34 IRELAND ST, MCKENZIE HILL, VIC 3451** 3 1 3

Sale Price

**\$1,600,000**

Sale Date: 01/05/2020

Distance from Property: 2.5km



**19 MALDON RD, MCKENZIE HILL, VIC 3451** - - -

Sale Price

**\$1,457,500**

Sale Date: 26/08/2019

Distance from Property: 2.2km



This report has been compiled on 05/03/2021 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for

Address  
Including suburb and

5 CHAPEL STREET, CAMPBELLS CREEK, VIC 3451

### Indicative selling price

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

Price Range:

\$530,000 to \$560,000

### Median sale price

Median price

\$542,500

Property type

House

Suburb

CAMPBELLS

Period

01 January 2020 to 31 December 2020

Source



### Comparable property sales

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

Price

Date of sale

14 MIDLAND HWY, CAMPBELLS CREEK, VIC 3451	\$1,900,000	03/05/2018
34 IRELAND ST, MCKENZIE HILL, VIC 3451	\$1,600,000	01/05/2020
19 MALDON RD, MCKENZIE HILL, VIC 3451	\$1,457,500	26/08/2019

This Statement of Information was prepared

05/03/2021