

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 or
locality and postcode

1 Broad Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$685,000

Median sale price

Median price \$622,500

Property Type House

Suburb Campbells Creek

Period - From 17/08/2020

to 16/08/2021

Source REIV

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
1	4 Maxwell Rd CAMPBELLS CREEK 3451	\$660,000	20/04/2021
2	22 Yeats St CASTLEMAINE 3450	\$652,000	08/02/2021
3	14 Chapel St CAMPBELLS CREEK 3451	\$610,000	09/04/2021

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:

17/08/2021 15:30



2 1 2

Rooms: 4
Property Type: House
Land Size: 1570 sqm approx
Agent Comments

Indicative Selling Price

\$685,000

Median House Price

17/08/2020 - 16/08/2021: \$622,500

Comparable Properties



4 Maxwell Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 1 2

Price: \$660,000
Method: Private Sale
Date: 20/04/2021
Property Type: House
Land Size: 2770 sqm approx



22 Yeats St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 3

Price: \$652,000
Method: Private Sale
Date: 08/02/2021
Property Type: House
Land Size: 1011 sqm approx



14 Chapel St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 1 2

Price: \$610,000
Method: Private Sale
Date: 09/04/2021
Property Type: House
Land Size: 674 sqm approx