

# 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

9 Brigade Avenue, 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)

Single price

\$450,000

### Median sale price

Median price

\$615,000

Property Type

House

Suburb

Campbells Creek

Period - From

01/04/2020

to

31/03/2021

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	2 Diamond Gully Rd CAMPBELLS CREEK 3451	\$450,000	21/04/2021
2	35 Moscript St CAMPBELLS CREEK 3451	\$450,000	05/12/2020
3	197 Main Rd CAMPBELLS CREEK 3451	\$425,000	26/08/2020

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:

15/06/2021 13:49



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$450,000

**Median House Price**  
Year ending March 2021: \$615,000

## Comparable Properties



**2 Diamond Gully Rd CAMPBELLS CREEK 3451 (REI)**

**Agent Comments**



**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 21/04/2021  
**Property Type:** House  
**Land Size:** 800 sqm approx



**35 Moscript St CAMPBELLS CREEK 3451 (VG)** **Agent Comments**



**Price:** \$450,000  
**Method:** Sale  
**Date:** 05/12/2020  
**Property Type:** House (Res)  
**Land Size:** 1214 sqm approx



**197 Main Rd CAMPBELLS CREEK 3451 (REI/VG)**

**Agent Comments**



**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 26/08/2020  
**Property Type:** House  
**Land Size:** 889 sqm approx