

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

6 Scott Court, Campbells Creek Vic 3451

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$600,000

Median sale price*

Median price \$411,000

House

X

Unit

Suburb or locality

Campbells Creek

Period - From 14/01/2017

to

14/01/2018

Source

PriceFinder

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 eighteen 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	73 Moscript St CAMPBELLS CREEK 3451	\$640,000	12/02/2017
2	84 Moscript St CAMPBELLS CREEK 3451	\$595,000	23/11/2016
3	80 Moscript St CAMPBELLS CREEK 3451	\$560,000	05/04/2017

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 eighteen months.



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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 3329 sqm approx

Agent Comments

Indicative Selling Price

\$600,000

Median House Price *

14/01/2017 - 14/01/2018: \$411,000

* Agent calculated median

Comparable Properties



73 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 6

Price: \$640,000

Method: Private Sale

Date: 12/02/2017

Rooms: 6

Property Type: House

Land Size: 4150 sqm approx



84 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 8

Price: \$595,000

Method: Private Sale

Date: 23/11/2016

Rooms: -

Property Type: House

Land Size: 4500 sqm approx

80 Moscript St CAMPBELLS CREEK 3451 (VG) Agent Comments

3 - -

Price: \$560,000

Method: Sale

Date: 05/04/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4518 sqm approx