

# 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

42 Elizabeth Street, Campbells Creek Vic 3451

### Indicative selling price

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

Single price

\$695,000

### Median sale price

Median price

\$680,000

Property Type

House

Suburb

Campbells Creek

Period - From

06/05/2023

to

05/05/2024

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 Myrtle St CAMPBELLS CREEK 3451	\$690,000	08/04/2024
2	2 Main Rd CAMPBELLS CREEK 3451	\$650,000	06/06/2023
3	17 Fryers Rd CAMPBELLS CREEK 3451	\$640,000	18/08/2023

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:

06/05/2024 12:25



2 1 3

**Property Type:** House  
**Land Size:** 1170 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$695,000

**Median House Price**  
06/05/2023 - 05/05/2024: \$680,000

## Comparable Properties



**4 Myrtle St CAMPBELLS CREEK 3451 (REI)**

**Agent Comments**

3 2 4

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 08/04/2024  
**Property Type:** House  
**Land Size:** 800 sqm approx



**2 Main Rd CAMPBELLS CREEK 3451 (VG)**

**Agent Comments**

3 - -

**Price:** \$650,000  
**Method:** Sale  
**Date:** 06/06/2023  
**Property Type:** House (Res)  
**Land Size:** 1500 sqm approx



**17 Fryers Rd CAMPBELLS CREEK 3451 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 18/08/2023  
**Property Type:** House  
**Land Size:** 710 sqm approx