

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 National School Lane, Campbells Creek Vic 3451

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

Range between

\$760,000

&

\$820,000

Median sale price

Median price

\$470,000

House

X

Unit

Suburb

Campbells Creek

Period - From

01/07/2016

to

30/06/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	85 White Gum Rd BARKERS CREEK 3451	\$835,000	15/10/2016
2	27 Butterworth St CASTLEMAINE 3450	\$760,000	06/02/2017
3	1 Mcmeekin St CASTLEMAINE 3450	\$740,000	14/03/2017

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$760,000 - \$820,000
Median House Price
Year ending June 2017: \$470,000

Comparable Properties



85 White Gum Rd BARKERS CREEK 3451 (REI)

Agent Comments



Price: \$835,000
Method: Private Sale
Date: 15/10/2016
Rooms: 6
Property Type: House
Land Size: 16000 sqm approx



27 Butterworth St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 06/02/2017
Rooms: -
Property Type: House
Land Size: 4576 sqm approx



1 Mcmeekin St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 14/03/2017
Rooms: -
Property Type: House
Land Size: 10000 sqm approx