

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 Cemetery Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$659,000

Median sale price

Median price \$484,500

Property Type House

Suburb Campbells Creek

Period - From 17/09/2019

to 16/09/2020

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	6 Jarrod Dr MCKENZIE HILL 3451	\$625,000	26/08/2019
2	16 Mckenzie Way MCKENZIE HILL 3451	\$620,000	09/11/2019
3	24 Mckenzie Way MCKENZIE HILL 3451	\$620,000	28/03/2019

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:

17/09/2020 12:02



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Rooms: 6
Property Type: House
Land Size: 1036 sqm approx
Agent Comments

Indicative Selling Price
\$659,000

Median House Price
17/09/2019 - 16/09/2020: \$484,500

Comparable Properties



6 Jarrod Dr MCKENZIE HILL 3451 (REI/VG)

Agent Comments

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Price: \$625,000
Method: Private Sale
Date: 26/08/2019
Rooms: 6
Property Type: House
Land Size: 601 sqm approx



16 McKenzie Way MCKENZIE HILL 3451 (REI/VG)

Agent Comments

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Price: \$620,000
Method: Private Sale
Date: 09/11/2019
Rooms: 6
Property Type: House
Land Size: 720 sqm approx



24 McKenzie Way MCKENZIE HILL 3451 (REI/VG)

Agent Comments

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Price: \$620,000
Method: Private Sale
Date: 28/03/2019
Property Type: House
Land Size: 754 sqm approx