

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

27 Main Road, Campbells Creek Vic 3451

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

Single price \$398,000

Median sale price

Median price \$481,000

House

X

Unit

Suburb or locality

Campbells Creek

Period - From 01/04/2018

to

31/03/2019

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 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	145 Johnstone St CASTLEMAINE 3450	\$425,000	30/10/2018
2	120 Main Rd CAMPBELLS CREEK 3451	\$415,000	07/03/2018
3	5/79 Main Rd CAMPBELLS CREEK 3451	\$385,000	18/04/2019

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 eighteen months.



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Rooms:
Property Type: House (Res)
Land Size: 1619 sqm approx
Agent Comments

Indicative Selling Price
 \$398,000

Median House Price
 Year ending March 2019: \$481,000

Comparable Properties

145 Johnstone St CASTLEMAINE 3450 (VG)

Agent Comments

3 - -

Price: \$425,000
Method: Sale
Date: 30/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 566 sqm approx



120 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 1 2

Price: \$415,000
Method: Private Sale
Date: 07/03/2018
Rooms: 6
Property Type: House
Land Size: 413 sqm approx



5/79 Main Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments

2 1 1

Price: \$385,000
Method: Private Sale
Date: 18/04/2019
Rooms: 4
Property Type: House