

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

140 Neates Road, Campbells Creek Vic 3451

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

Single price \$250,000

Median sale price

Median price \$420,000

House

X

Unit

Suburb or locality

Campbells Creek

Period - From 01/04/2017

to

31/03/2018

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	9 Hawkins Rd CAMPBELLS CREEK 3451	\$247,500	23/03/2018
2	52 Etty St CASTLEMAINE 3450	\$230,000	11/05/2018
3	22 Neates Rd CAMPBELLS CREEK 3451	\$205,000	04/05/2018

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.



Rooms:
Property Type: Land
Land Size: 4307 sqm approx
 Agent Comments

Indicative Selling Price
 \$250,000
Median House Price
 Year ending March 2018: \$420,000

Comparable Properties



9 Hawkins Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$247,500
Method: Private Sale
Date: 23/03/2018
Rooms: -
Property Type: Land
Land Size: 20000 sqm approx



52 Ettly St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$230,000
Method: Private Sale
Date: 11/05/2018
Rooms: -
Property Type: Land
Land Size: 3258 sqm approx



22 Neates Rd CAMPBELLS CREEK 3451 (REI) Agent Comments



Price: \$205,000
Method: Private Sale
Date: 04/05/2018
Rooms: -
Property Type: Land
Land Size: 2676 sqm approx