

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

19 Fryers Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$545,000

Median sale price

Median price \$625,000

Property Type House

Suburb Campbells Creek

Period - From 02/09/2020

to 01/09/2021

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	5 Manchester St CHEWTON 3451	\$570,000	02/06/2021
2	28 Princess St CAMPBELLS CREEK 3451	\$500,000	28/07/2021
3	93 Main Rd CAMPBELLS CREEK 3451	\$500,000	13/05/2021

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:

02/09/2021 11:32



 2  1  0

Property Type: House
Land Size: 946 sqm approx
Agent Comments

Indicative Selling Price
\$545,000

Median House Price
02/09/2020 - 01/09/2021: \$625,000

Comparable Properties



5 Manchester St CHEWTON 3451 (REI)

Agent Comments

 3  1  2

Price: \$570,000
Method: Private Sale
Date: 02/06/2021
Property Type: House
Land Size: 1707 sqm approx



28 Princess St CAMPBELLS CREEK 3451 (REI)

Agent Comments

 3  1  1

Price: \$500,000
Method: Private Sale
Date: 28/07/2021
Property Type: House
Land Size: 655 sqm approx



93 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

 2  1  2

Price: \$500,000
Method: Private Sale
Date: 13/05/2021
Property Type: House
Land Size: 950 sqm approx