# Statement of Information Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb or locality and postcode

Address 689 Eastern Creek Road, Port Campbell Vic 3269

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$497,000		&		\$525,000			
Median sale pr	rice							
Median price	\$910,000	Pro	operty Type	Ηοι	ISE		Suburb	Port Campbell
Period - From	25/11/2023	to	24/11/2024		So	ource	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

25/11/2024 10:10









Rooms: 6 Property Type: Misc Improvements Rural (no dwelling) Land Size: 13516 sqm approx Agent Comments Indicative Selling Price \$497,000 - \$525,000 Median House Price 25/11/2023 - 24/11/2024: \$910,000

# **Comparable Properties**

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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