

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

9 Penhallurick Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$760,000

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		
2		
3		

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.~~



 3  3  1

Rooms:
Property Type: House (Res)
Land Size: 670 sqm approx
Agent Comments

Indicative Selling Price
\$760,000

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

Comparable Properties



5 Munro Ct CASTLEMAINE 3450 (VG)

Agent Comments

 3  -  -

Price: \$750,000
Method: Sale
Date: 23/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx



1 Munro Ct CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  2  1

Price: \$705,000
Method: Private Sale
Date: 21/02/2018
Rooms: -
Property Type: House
Land Size: 650 sqm approx

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.