



**Rooms:**  
**Property Type:** Land  
**Land Size:** 4000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$120,000 - \$130,000  
**Median House Price**  
Year ending March 2017: \$450,000

## Comparable Properties



**lot 1 144 Vaughan Springs Rd YAPEEN 3451 (REI)** **Agent Comments**



**Price:** \$141,000  
**Method:** Private Sale  
**Date:** 27/02/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 5076 sqm approx

**28 Blanket Gully Rd CAMPBELLS CREEK 3451 (VG)** **Agent Comments**



**Price:** \$130,000  
**Method:** Sale  
**Date:** 18/01/2017  
**Rooms:** -  
**Property Type:** Land

**11 Neates Rd CAMPBELLS CREEK 3451 (VG)** **Agent Comments**



**Price:** \$110,000  
**Method:** Sale  
**Date:** 19/07/2016  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 3013 sqm approx

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

Lot 273/17 Fenton Avenue, Campbells Creek Vic 3451

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Suburb or locality

Period - From  to  Source

**Comparable property sales**

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
lot 1 144 Vaughan Springs Rd YAPEEN 3451	\$141,000	27/02/2017
28 Blanket Gully Rd CAMPBELLS CREEK 3451	\$130,000	18/01/2017
11 Neates Rd CAMPBELLS CREEK 3451	\$110,000	19/07/2016