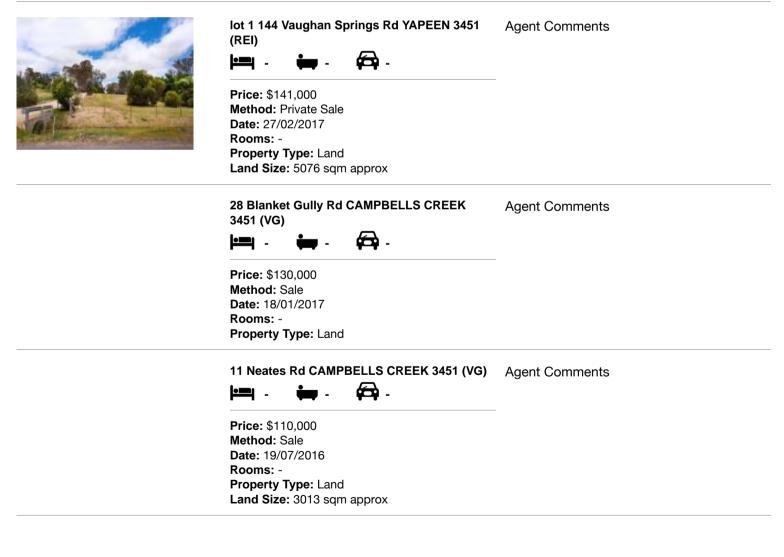






Rooms: Property Type: Land Land Size: 4000 sqm approx Agent Comments Indicative Selling Price \$120,000 - \$130,000 Median House Price Year ending March 2017: \$450,000

## **Comparable Properties**



Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

propertydata

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### 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 andpostcode

3	Lot 273/17 Fenton Avenue, Campbells Creek Vic 3451
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#### Indicative selling price

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

Range betweer	\$120,000		&	\$130,000				
Median sale price								
Median price	\$450,000	House	х	Suburb or local	ity Campbells Creek			
Period - From	01/04/2016	to 31/0	3/2017	Source R	EIV			

#### 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

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