

# 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

63 Elizabeth Street, 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)

Single price

\$349,000

### Median sale price

Median price

\$490,000

Property Type

House

Suburb

Campbells Creek

Period - From

01/01/2019

to

31/12/2019

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	82 Main Rd CAMPBELLS CREEK 3451	\$369,000	11/01/2019
2	179 Main Rd CAMPBELLS CREEK 3451	\$337,000	18/11/2019
3	201 Main Rd CAMPBELLS CREEK 3451	\$325,000	04/06/2019

**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:

22/01/2020 12:23



**Property Type:** Land  
**Land Size:** 692 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$349,000

**Median House Price**  
 Year ending December 2019: \$490,000

## Comparable Properties

**82 Main Rd CAMPBELLS CREEK 3451 (VG)**

**Agent Comments**



**Price:** \$369,000  
**Method:** Sale  
**Date:** 11/01/2019  
**Property Type:** House (Res)  
**Land Size:** 1137 sqm approx



**179 Main Rd CAMPBELLS CREEK 3451 (REI/VG)**

**Agent Comments**



**Price:** \$337,000  
**Method:** Private Sale  
**Date:** 18/11/2019  
**Property Type:** House  
**Land Size:** 728 sqm approx



**201 Main Rd CAMPBELLS CREEK 3451 (REI/VG)**

**Agent Comments**



**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 04/06/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 850 sqm approx