

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

144 Fryers Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$175,000

Median sale price

Median price

\$200,000

Property Type

Vacant land

Suburb

Campbells Creek

Period - From

17/09/2020

to

16/09/2021

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	Lot 1/56 Fryers Rd CAMPBELLS CREEK 3451	\$235,000	29/06/2020
2	7 Fryers Rd CAMPBELLS CREEK 3451	\$170,000	19/08/2020
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.~~

This Statement of Information was prepared on:

17/09/2021 16:46



Property Type:
Agent Comments

Indicative Selling Price
\$175,000

Median Land Price
17/09/2020 - 16/09/2021: \$200,000

Comparable Properties



Lot 1/56 Fryers Rd CAMPBELLS CREEK 3451 (REI) **Agent Comments**



Price: \$235,000
Method: Private Sale
Date: 29/06/2020
Property Type: Land
Land Size: 3909 sqm approx



7 Fryers Rd CAMPBELLS CREEK 3451 (REI/VG) **Agent Comments**



Price: \$170,000
Method: Private Sale
Date: 19/08/2020
Property Type: Land
Land Size: 1460 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.