

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

4 Greens Road, Campbells Creek Vic 3451

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000

&

\$570,000

Median sale price

Median price \$465,000

House

X

Unit

Suburb or locality

Campbells Creek

Period - From 01/10/2016

to

30/09/2017

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	97 Willy Milly Rd MCKENZIE HILL 3451	\$640,000	03/12/2016
2	22 Donkey Gully Rd CAMPBELLS CREEK 3451	\$630,000	09/06/2017
3	28 Mopoke Gully Rd YAPEEN 3451	\$605,000	28/04/2017

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.



4 2 2

Rooms: 7

Property Type: House

Land Size: 30000 sqm approx

Agent Comments

In a perfect setting of approx. 7 acres of natural bush with stands of eucalypts, this family home sits elevated on its site offering views and privacy.

Indicative Selling Price

\$550,000 - \$570,000

Median House Price

Year ending September 2017: \$465,000

Comparable Properties



97 Willy Milly Rd MCKENZIE HILL 3451 (VG)

Agent Comments

4 - -

Price: \$640,000

Method: Sale

Date: 03/12/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 29700 sqm approx



22 Donkey Gully Rd CAMPBELLS CREEK 3451 (REI/VG) **Agent Comments**

4 2 2

Price: \$630,000

Method: Private Sale

Date: 09/06/2017

Rooms: -

Property Type: House

Land Size: 70000 sqm approx



28 Mopoke Gully Rd YAPEEN 3451 (REI/VG)

Agent Comments

3 2 4

Price: \$605,000

Method: Private Sale

Date: 28/04/2017

Rooms: 5

Property Type: House

Land Size: 4054 sqm approx