

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	4 Greens Road, Campbells Creek Vic 3451
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between \$550,000	&	\$570,000
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#### Median sale price

Median price	\$465,000	Hou	ıse 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.

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





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Year ending September 2017: \$465,000

Indicative Selling Price \$550,000 - \$570,000

**Median House Price** 





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.

### Comparable Properties



97 Willy Milly Rd MCKENZIE HILL 3451 (VG)

4 **•** 

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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 Agent Comments

(REI/VG)

4





**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)

**1** 3 **1** 2 **1** 2

Price: \$605,000 Method: Private Sale Date: 28/04/2017 Rooms: 5

Property Type: House

Land Size: 4054 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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