

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 KATEESHA COURT, CAMPBELLS

 3  2  2

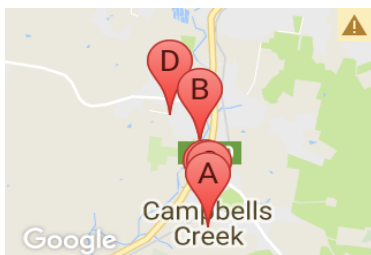
Indicative Selling Price

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

Price Range: **\$400,000 to \$442,000**

Provided by: Di Selwood, Bendigo Property Plus

MEDIAN SALE PRICE



CAMPBELLS CREEK, VIC, 3451

Suburb Median Sale Price (House)

\$437,500

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



5 CAPTAIN DAY RD, CAMPBELLS CREEK, VIC

 4  2  2

Sale Price

\$475,002

Sale Date: 19/06/2017

Distance from Property: 189m



57 ELIZABETH ST, CAMPBELLS CREEK, VIC

 3  2  2

Sale Price

\$412,500

Sale Date: 18/07/2017

Distance from Property: 1km



21 NEWELL CRT, CAMPBELLS CREEK, VIC 3451

 3  1  2

Sale Price

\$385,000

Sale Date: 04/04/2017

Distance from Property: 50m



This report has been compiled on 11/12/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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1 NEATES RD, CAMPBELLS CREEK, VIC 3451



3



1



2

Sale Price

\$410,000

Sale Date: 31/01/2017

Distance from Property: 1.5km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 KATEESHA COURT, CAMPBELLS CREEK, VIC 3451

Indicative selling price

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

Price Range:

\$400,000 to \$442,000

Median sale price

Median price

\$437,500

House

X

Unit

Suburb

CAMPBELLS CREEK

Period

01 October 2016 to 30 September 2017

Source



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
5 CAPTAIN DAY RD, CAMPBELLS CREEK, VIC 3451	\$475,002	19/06/2017
57 ELIZABETH ST, CAMPBELLS CREEK, VIC 3451	\$412,500	18/07/2017
21 NEWELL CRT, CAMPBELLS CREEK, VIC 3451	\$385,000	04/04/2017
1 NEATES RD, CAMPBELLS CREEK, VIC 3451	\$410,000	31/01/2017