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	3 Eleanor Drive, Campbells Creek Vic 3451
Including suburb or	•
locality and postcode	

Indicative selling price

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

Single price \$449,000

Median sale price

Median price	\$505,000	Pro	perty Type	House		Suburb	Campbells Creek
Period - From	01/07/2018	to	30/06/2019		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

Add	dress of comparable property	Price	Date of sale
1	39 Midland Hwy CAMPBELLS CREEK 3451	\$465,000	11/06/2019
2	10 Moscript St CAMPBELLS CREEK 3451	\$450,000	27/11/2018
3	6 Penhallurick St CAMPBELLS CREEK 3451	\$439,000	05/12/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	17/09/2019 15:58





Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

> Indicative Selling Price \$449,000 Median House Price Year ending June 2019: \$505,000



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Rooms: 6

Property Type: House (Previously

Occupied - Detached) **Land Size:** 1123 sqm approx

Agent Comments

Comparable Properties



39 Midland Hwy CAMPBELLS CREEK 3451 (REI/VG)

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Price: \$465,000 Method: Private Sale Date: 11/06/2019 Property Type: House Land Size: 790 sqm approx

10 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

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Price: \$450,000 Method: Private Sale Date: 27/11/2018 Property Type: House Land Size: 738 sqm approx

6 Penhallurick St CAMPBELLS CREEK 3451





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Price: \$439,000 Method: Private Sale Date: 05/12/2018 Rooms: 4

Property Type: House Land Size: 1660 sqm approx

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





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.

Agent Comments

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