





Rooms: 6 Property Type: House Land Size: 816 sqm Agent Comments Michael Cantwell 03 5472 1133 0419 339 003 michael@cantwellproperty.com.au

> Indicative Selling Price \$479,000

Comparable Properties

6 Phyllis Cr MCKENZIE HILL 3451 (VG) 3	Agent Comments
1 Newell Ct CAMPBELLS CREEK 3451 (REI/VG) Image: A fill and the second state of t	Agent Comments
4 Phyllis Cr MCKENZIE HILL 3451 (REI/VG) 4 2 2 2 Price: \$447,000 Method: Private Sale Date: 31/05/2016 Rooms: 6 Property Type: House Land Size: 700 sqm	Agent Comments

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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 andpostcode

6 Shegog Court, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$479,000

Median sale price



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
6 Phyllis Cr MCKENZIE HILL 3451	\$480,000	18/11/2016
1 Newell Ct CAMPBELLS CREEK 3451	\$460,000	18/06/2016
4 Phyllis Cr MCKENZIE HILL 3451	\$447,000	31/05/2016

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