

# 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

40 Brigade Avenue, Campbells Creek Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$225,000

### Median sale price

Median price \$264,500

Property Type Vacant land

Suburb Campbells Creek

Period - From 21/02/2022

to 20/02/2023

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.~~

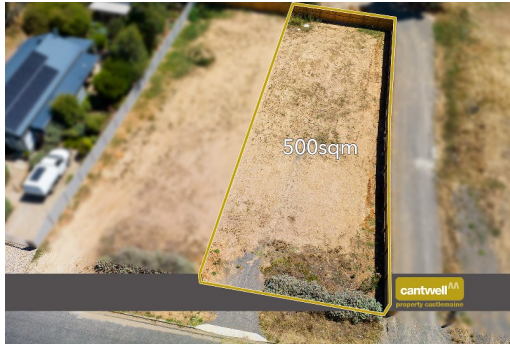
	Address of comparable property	Price	Date of sale
1	ca 72 Brigade Av CAMPBELLS CREEK 3451	\$235,000	15/02/2023
2			
3			

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.~~

This Statement of Information was prepared on:

21/02/2023 16:43



Property Type:  
Agent Comments

Indicative Selling Price  
\$225,000

Median Land Price

21/02/2022 - 20/02/2023: \$264,500

## Comparable Properties



ca 72 Brigade Av CAMPBELLS CREEK 3451  
(REI)

Agent Comments



Price: \$235,000  
Method: Private Sale  
Date: 15/02/2023  
Property Type: Land  
Land Size: 703 sqm approx

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.