

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

136 Rowley Park Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$895,000

Median sale price

Median price \$707,500

Property Type House

Suburb Campbells Creek

Period - From 01/01/2022

to 31/12/2022

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	Price	Date of sale
1	9 Catherine Ct CAMPBELLS CREEK 3451	\$970,000	27/09/2022
2	24 Woodman Dr MCKENZIE HILL 3451	\$950,000	18/11/2022
3	11 Eleanor Dr CAMPBELLS CREEK 3451	\$880,000	13/04/2022

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 18 months.~~

This Statement of Information was prepared on:

02/02/2023 12:14



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 3000 sqm approx
Agent Comments

Indicative Selling Price
\$895,000

Median House Price
Year ending December 2022: \$707,500

Comparable Properties



9 Catherine Ct CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 2 3

Price: \$970,000
Method: Private Sale
Date: 27/09/2022
Property Type: House
Land Size: 1865 sqm approx



24 Woodman Dr MCKENZIE HILL 3451 (REI)

Agent Comments

4 2 4

Price: \$950,000
Method: Private Sale
Date: 18/11/2022
Property Type: House
Land Size: 707 sqm approx



11 Eleanor Dr CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$880,000
Method: Private Sale
Date: 13/04/2022
Property Type: House
Land Size: 1767 sqm approx