

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

14 Cherry Avenue, Campbells Creek Vic 3451

Indicative selling price

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

Range between

\$795,000

&

\$825,000

Median sale price

Median price

\$690,000

Property Type

House

Suburb

Campbells Creek

Period - From

11/11/2023

to

10/11/2024

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	16 Sheoak Ct CAMPBELLS CREEK 3451	\$695,000	24/09/2024
2	2 Sheoak Ct CAMPBELLS CREEK 3451	\$760,000	19/07/2024
3	7 Cherry Av CAMPBELLS CREEK 3451	\$700,000	18/11/2023

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:

11/11/2024 13:46



Property Type: Land
Agent Comments

Indicative Selling Price
\$795,000 - \$825,000
Median House Price
11/11/2023 - 10/11/2024: \$690,000

Comparable Properties



16 Sheoak Ct CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$695,000
Method: Private Sale
Date: 24/09/2024
Property Type: House
Land Size: 1030 sqm approx



2 Sheoak Ct CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 19/07/2024
Property Type: House
Land Size: 1096 sqm approx



7 Cherry Av CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 18/11/2023
Property Type: House
Land Size: 707 sqm approx