

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

1/56 Fryers-Campbells Creek Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$235,000

Median sale price

Median price \$162,250

Property Type Vacant land

Suburb Campbells Creek

Period - From 20/09/2018

to 19/09/2019

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	Price	Date of sale
1	16 Neates Rd CAMPBELLS CREEK 3451	\$250,000	10/07/2018
2	50 Main Rd CAMPBELLS CREEK 3451	\$233,250	05/10/2018
3	22 Neates Rd CAMPBELLS CREEK 3451	\$205,000	04/05/2018

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:

20/09/2019 11:40



Property Type: Land

Land Size: 3909 sqm approx

Agent Comments

The sewer is connected and town water, mains gas and power are available. The block has an east facing aspect and bitumen road at the front. It is ideally located within a short stroll to the local shop, sporting grounds and schools.

Comparable Properties

16 Neates Rd CAMPBELLS CREEK 3451 (VG) Agent Comments



Price: \$250,000

Method: Sale

Date: 10/07/2018

Property Type: Hobby Farm < 20 ha

Land Size: 4312 sqm approx



50 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$233,250

Method: Private Sale

Date: 05/10/2018

Property Type: Land

Land Size: 3802 sqm approx



22 Neates Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$205,000

Method: Private Sale

Date: 04/05/2018

Property Type: Land

Land Size: 2676 sqm approx