

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

2 Captain Day Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$645,000

Median sale price

Median price

\$445,000

Property Type

House

Suburb

Campbells Creek

Period - From

01/07/2020

to

30/09/2020

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	28 Blanket Gully Rd CAMPBELLS CREEK 3451	\$677,500	05/03/2020
2	67 Blanket Gully Rd CAMPBELLS CREEK 3451	\$620,000	13/05/2020
3	26 Eleanor Dr CAMPBELLS CREEK 3451	\$615,000	27/07/2020

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:

13/11/2020 09:38



Property Type: Land
Agent Comments

Indicative Selling Price
\$645,000

Median House Price
September quarter 2020: \$445,000

Comparable Properties



28 Blanket Gully Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$677,500
Method: Private Sale
Date: 05/03/2020
Property Type: House
Land Size: 7568 sqm approx



67 Blanket Gully Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 13/05/2020
Property Type: House
Land Size: 900 sqm approx



26 Eleanor Dr CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 27/07/2020
Rooms: 6
Property Type: House
Land Size: 4060 sqm approx