

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Lot 6 Fords Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$195,000

Median sale price

Median price \$200,000

Property Type Vacant land

Suburb Campbells Creek

Period - From 30/09/2020

to 29/09/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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 | 34 Elizabeth St CAMPBELLS CREEK 3451 | \$237,000 | 12/02/2021 |
| 2 | 7 Stephen St CAMPBELLS CREEK 3451 | \$200,000 | 31/08/2021 |
| 3 | | | |

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/09/2021 12:53



Property Type:
Agent Comments

Indicative Selling Price

\$195,000

Median Land Price

30/09/2020 - 29/09/2021: \$200,000

Comparable Properties



34 Elizabeth St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$237,000
Method: Private Sale
Date: 12/02/2021
Property Type: Land
Land Size: 919 sqm approx



7 Stephen St CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$200,000
Method: Private Sale
Date: 31/08/2021
Property Type: Land
Land Size: 435 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.