

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

17 Fryers Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$659,000

Median sale price

Median price \$710,000

Property Type House

Suburb Campbells Creek

Period - From 29/05/2022

to 28/05/2023

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	5 Main Rd CAMPBELLS CREEK 3451	\$670,000	10/03/2023
2	4 Carol St CASTLEMAINE 3450	\$655,000	21/04/2023
3	171 Main Rd CAMPBELLS CREEK 3451	\$625,000	10/03/2022

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:

29/05/2023 16:07



3 1 2

Property Type: House
Land Size: 710 sqm approx
Agent Comments

Indicative Selling Price
\$659,000

Median House Price
29/05/2022 - 28/05/2023: \$710,000

Comparable Properties



5 Main Rd CAMPBELLS CREEK 3451 (REI/VG) **Agent Comments**

3 1 6

Price: \$670,000
Method: Private Sale
Date: 10/03/2023
Property Type: House
Land Size: 2550 sqm approx



4 Carol St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$655,000
Method: Private Sale
Date: 21/04/2023
Property Type: House
Land Size: 924 sqm approx



171 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 1 2

Price: \$625,000
Method: Private Sale
Date: 10/03/2022
Property Type: House
Land Size: 752 sqm approx