



STATEMENT OF INFORMATION

32 PRINCESS STREET, CAMPBELLS CREEK, VIC 3451

PREPARED BY DI SELWOOD, BENDIGO PROPERTY PLUS, PHONE: 0488 148 358

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 PRINCESS STREET, CAMPBELLS



Indicative Selling Price

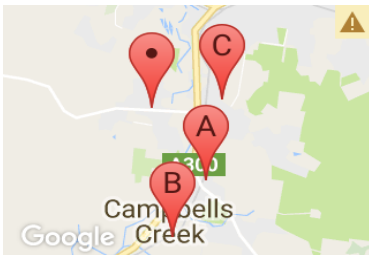
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$175,000 to \$194,000

Provided by: Di Selwood, Bendigo Property Plus

MEDIAN SALE PRICE



CAMPBELLS CREEK, VIC, 3451

Suburb Median Sale Price (Other)

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



3 POTTERY RD, CAMPBELLS CREEK, VIC 3451



Sale Price

\$172,500

Sale Date: 27/10/2016

Distance from Property: 1.3km



7 SHILNEY CRT, CAMPBELLS CREEK, VIC 3451



Sale Price

\$212,500

Sale Date: 10/02/2017

Distance from Property: 1.9km



18 TINGAY DR, CAMPBELLS CREEK, VIC 3451



Sale Price

***\$168,000**

Sale Date: 08/06/2017

Distance from Property: 938m



This report has been compiled on 04/07/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 PRINCESS STREET, CAMPBELLS CREEK, VIC 3451

Indicative selling price

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

Price Range:

\$175,000 to \$194,000

Median sale price

Median price

House

Unit


Suburb

CAMPBELLS CREEK

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
3 POTTERY RD, CAMPBELLS CREEK, VIC 3451	\$172,500	27/10/2016
7 SHILNEY CRT, CAMPBELLS CREEK, VIC 3451	\$212,500	10/02/2017
18 TINGAY DR, CAMPBELLS CREEK, VIC 3451	*\$168,000	08/06/2017