

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

Single price \$439,000

Median sale price

Median price \$455,000

House

X

Unit

Suburb or locality

Campbells Creek

Period - From 01/01/2018

to

31/12/2018

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 eighteen 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	10 Moscript St CAMPBELLS CREEK 3451	\$450,000	27/11/2018
2	5 Manchester St CHEWTON 3451	\$425,000	05/09/2018
3	11 Etty St CASTLEMAINE 3450	\$415,000	28/07/2018

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 eighteen months.



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Rooms: 1
Property Type: House (Res)
Land Size: 714 sqm approx
Agent Comments

Indicative Selling Price

\$439,000

Median House Price

Year ending December 2018: \$455,000

Comparable Properties



10 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 1 4

Price: \$450,000
Method: Private Sale
Date: 27/11/2018
Rooms: -
Property Type: House
Land Size: 738 sqm approx



5 Manchester St CHEWTON 3451 (REI/VG)

Agent Comments

3 1 2

Price: \$425,000
Method: Private Sale
Date: 05/09/2018
Rooms: 7
Property Type: House
Land Size: 754 sqm approx



11 Eddy St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 3

Price: \$415,000
Method: Private Sale
Date: 28/07/2018
Rooms: 4
Property Type: House
Land Size: 1012 sqm approx