

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

40 Diamond Gully Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$585,000

Median sale price

Median price \$692,500

Property Type House

Suburb Campbells Creek

Period - From 05/12/2023

to 04/12/2024

Source Property Data

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	39 Moscript St CAMPBELLS CREEK 3451	\$632,000	05/08/2024
2	1 Donkey Gully Rd CAMPBELLS CREEK 3451	\$660,000	26/07/2024
3	42 Elizabeth St CAMPBELLS CREEK 3451	\$675,000	13/06/2024

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:

05/12/2024 16:14



1 1 0

Rooms: 1
Property Type: House
Land Size: 7860 sqm approx
Agent Comments

Indicative Selling Price
 \$585,000

Median House Price
 05/12/2023 - 04/12/2024: \$692,500

Comparable Properties



39 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

2 1 2

Price: \$632,000
Method: Private Sale
Date: 05/08/2024
Property Type: House
Land Size: 2465 sqm approx



1 Donkey Gully Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 1 1

Price: \$660,000
Method: Private Sale
Date: 26/07/2024
Property Type: House
Land Size: 3084 sqm approx



42 Elizabeth St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

2 1 3

Price: \$675,000
Method: Private Sale
Date: 13/06/2024
Property Type: House
Land Size: 1170 sqm approx