

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

12 Brigade Avenue, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$265,000

Median sale price

Median price

\$204,000

Property Type

Vacant land

Suburb

Campbells Creek

Period - From

20/07/2019

to

19/07/2020

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	56 Fryers Rd CAMPBELLS CREEK 3451	\$235,000	23/06/2019
2	Lot 2/9 Broad Rd CAMPBELLS CREEK 3451	\$230,000	04/12/2019
3	34 Webbs Rd CAMPBELLS CREEK 3451	\$227,500	01/04/2019

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:

20/07/2020 16:01

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Indicative Selling Price
\$265,000

Median Land Price
20/07/2019 - 19/07/2020: \$204,000



Property Type: vacant land
Land Size: Approx 2444 sqm approx
Agent Comments
2 Titles

Comparable Properties

56 Fryers Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$235,000
Method: Private Sale
Date: 23/06/2019
Property Type: Land
Land Size: 2930 sqm approx



Lot 2/9 Broad Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$230,000
Method: Private Sale
Date: 04/12/2019
Property Type: Land
Land Size: 2922 sqm approx

34 Webbs Rd CAMPBELLS CREEK 3451 (VG)

Agent Comments



Price: \$227,500
Method: Sale
Date: 01/04/2019
Property Type: Land
Land Size: 3299 sqm approx