

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

16 Fenton Avenue, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$749,000

Median sale price

Median price \$665,000

Property Type House

Suburb Campbells Creek

Period - From 13/03/2023

to 12/03/2024

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	23 Eleanor Dr CAMPBELLS CREEK 3451	\$830,000	18/12/2023
2	22 Eleanor Dr CAMPBELLS CREEK 3451	\$825,000	03/01/2023
3	15 Fenton Av CAMPBELLS CREEK 3451	\$770,000	25/05/2023

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:

13/03/2024 16:36



🛏 4 🛋 1 🚗 5

Property Type: House
Land Size: 3014 sqm approx
Agent Comments

Indicative Selling Price
\$749,000

Median House Price
13/03/2023 - 12/03/2024: \$665,000

Comparable Properties



23 Eleanor Dr CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

🛏 3 🛋 2 🚗 4

Price: \$830,000
Method: Private Sale
Date: 18/12/2023
Property Type: House
Land Size: 2032 sqm approx



22 Eleanor Dr CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

🛏 4 🛋 2 🚗 -

Price: \$825,000
Method: Private Sale
Date: 03/01/2023
Property Type: House
Land Size: 2606.46 sqm approx



15 Fenton Av CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

🛏 5 🛋 2 🚗 5

Price: \$770,000
Method: Private Sale
Date: 25/05/2023
Property Type: House
Land Size: 4013 sqm approx