

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

39 Midland Highway, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$675,000

Median sale price

Median price \$680,000

Property Type House

Suburb Campbells Creek

Period - From 08/08/2023

to 07/08/2024

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	39 Moscript St CAMPBELLS CREEK 3451	\$632,000	05/08/2024
2	4 Yulawil Av CAMPBELLS CREEK 3451	\$680,000	31/07/2024
3	1 Flower Ct CAMPBELLS CREEK 3451	\$710,000	26/06/2024

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:

08/08/2024 10:12



3 2 3

Property Type: House
Land Size: 790 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$675,000

Median House Price
08/08/2023 - 07/08/2024: \$680,000

Comparable Properties



39 Moscript St CAMPBELLS CREEK 3451 (REI)

[Agent Comments](#)

2 1 2

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



4 Yulawil Av CAMPBELLS CREEK 3451 (REI)

[Agent Comments](#)

3 2 2

Price: \$680,000
Method: Private Sale
Date: 31/07/2024
Property Type: House
Land Size: 560 sqm approx



1 Flower Ct CAMPBELLS CREEK 3451 (REI/VG)

[Agent Comments](#)

4 2 4

Price: \$710,000
Method: Private Sale
Date: 26/06/2024
Property Type: House
Land Size: 2558 sqm approx