

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

Lot 4/71 Moscript Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$279,000

Median sale price

Median price

\$213,750

Property Type

Vacant land

Suburb

Campbells Creek

Period - From

11/12/2019

to

10/12/2020

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	20 Steele St CHEWTON 3451	\$245,000	10/10/2020
2	37 Steele St CHEWTON 3451	\$230,000	06/02/2020
3	29 Mckenzie Way MCKENZIE HILL 3451	\$230,000	06/12/2019

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:

11/12/2020 15:36



Property Type:
Agent Comments

Indicative Selling Price
\$279,000

Median Land Price
11/12/2019 - 10/12/2020: \$213,750

Comparable Properties



20 Steele St CHEWTON 3451 (REI)

Agent Comments



Price: \$245,000
Method: Private Sale
Date: 10/10/2020
Property Type: Land
Land Size: 1174 sqm approx



37 Steele St CHEWTON 3451 (VG)

Agent Comments



Price: \$230,000
Method: Sale
Date: 06/02/2020
Property Type: Land
Land Size: 1736 sqm approx

29 McKenzie Way MCKENZIE HILL 3451 (VG)

Agent Comments



Price: \$230,000
Method: Sale
Date: 06/12/2019
Property Type: Land
Land Size: 1258 sqm approx