

# 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

6 Fryers Road, Campbells Creek Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$595,000

### Median sale price

Median price \$662,000

Property Type House

Suburb Campbells Creek

Period - From 21/02/2021

to

20/02/2022

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	25 Fryers Rd CAMPBELLS CREEK 3451	\$650,000	03/09/2021
2	18 Shadforth St CASTLEMAINE 3450	\$575,000	11/02/2022
3	19 Fryers Rd CAMPBELLS CREEK 3451	\$560,000	21/09/2021

**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:

21/02/2022 16:26



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**Property Type:** House (Res)

**Land Size:** 734 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$595,000

**Median House Price**

21/02/2021 - 20/02/2022: \$662,000

## Comparable Properties



**25 Fryers Rd CAMPBELLS CREEK 3451 (VG)**

[Agent Comments](#)

 3  - 

**Price:** \$650,000

**Method:** Sale

**Date:** 03/09/2021

**Property Type:** House (Res)

**Land Size:** 910 sqm approx



**18 Shadforth St CASTLEMAINE 3450 (REI)**

[Agent Comments](#)

 3  1 

**Price:** \$575,000

**Method:** Private Sale

**Date:** 11/02/2022

**Property Type:** House

**Land Size:** 518 sqm approx



**19 Fryers Rd CAMPBELLS CREEK 3451 (REI/VG)**

[Agent Comments](#)

 2  1 

**Price:** \$560,000

**Method:** Private Sale

**Date:** 21/09/2021

**Property Type:** House

**Land Size:** 925 sqm approx