

## 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

3 Catherine Court, 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 \$465,000

**Median sale price**

Median price \$420,000

House

X

Unit

Suburb or locality

Campbells Creek

Period - From 01/04/2017

to

31/03/2018

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 eighteen 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	5 Captain Day Rd CAMPBELLS CREEK 3451	\$475,000	07/07/2017
2	47 Elizabeth St CAMPBELLS CREEK 3451	\$470,000	30/06/2017
3	6 Shegog Ct CAMPBELLS CREEK 3451	\$455,000	01/12/2017

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 eighteen months.



 4  2  2

**Rooms:** 5  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$465,000

**Median House Price**  
Year ending March 2018: \$420,000

## Comparable Properties



**5 Captain Day Rd CAMPBELLS CREEK 3451 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 07/07/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1012 sqm approx



**47 Elizabeth St CAMPBELLS CREEK 3451 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 30/06/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1468 sqm approx



**6 Shegog Ct CAMPBELLS CREEK 3451 (REI)** **Agent Comments**

 4  2  2

**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 01/12/2017  
**Rooms:** -  
**Property Type:** House