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**Rooms:**  
**Property Type:** House  
**Land Size:** 710 sqm  
**Agent Comments**

**Indicative Selling Price**  
\$339,000  
**Median House Price**  
Year ending March 2017: \$450,000

## Comparable Properties



**81 Main Rd CAMPBELLS CREEK 3451 (REI/VG)**

**Agent Comments**

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**Price:** \$322,500  
**Method:** Private Sale  
**Date:** 29/05/2015  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 615 sqm

**22 Stephen St CAMPBELLS CREEK 3451 (VG)** **Agent Comments**

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**Price:** \$315,000  
**Method:** Sale  
**Date:** 09/03/2016  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 860 sqm



**173 Main Rd CAMPBELLS CREEK 3451 (VG)** **Agent Comments**

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**Price:** \$285,000  
**Method:** Sale  
**Date:** 17/12/2015  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 740 sqm

## 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

177 Main 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 \$339,000

**Median sale price**

Median price \$450,000

House

X

Suburb or locality

Campbells Creek

Period - From 01/04/2016

to

31/03/2017

Source REIV

**Comparable property sales**

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
81 Main Rd CAMPBELLS CREEK 3451	\$322,500	29/05/2015
22 Stephen St CAMPBELLS CREEK 3451	\$315,000	09/03/2016
173 Main Rd CAMPBELLS CREEK 3451	\$285,000	17/12/2015