

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

15 Chapel Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$469,000

Median sale price

Median price

\$491,000

Property Type

House

Suburb

Campbells Creek

Period - From

17/09/2018

to

16/09/2019

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	161 Main Rd CAMPBELLS CREEK 3451	\$480,000	06/07/2019
2	2 Fryers Rd CAMPBELLS CREEK 3451	\$450,000	19/01/2019
3	120 Main Rd CAMPBELLS CREEK 3451	\$415,000	07/03/2018

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:

17/09/2019 13:46



 3  1  1

Rooms: 5

Property Type: House (Res)

Land Size: 392 sqm approx

Agent Comments

Comparable Properties



161 Main Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments

 3  1  1

Price: \$480,000

Method: Private Sale

Date: 06/07/2019

Property Type: House

Land Size: 785 sqm approx

2 Fryers Rd CAMPBELLS CREEK 3451 (VG)

Agent Comments

 3  -  -

Price: \$450,000

Method: Sale

Date: 19/01/2019

Property Type: House (Res)

Land Size: 563 sqm approx



120 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

 3  1  2

Price: \$415,000

Method: Private Sale

Date: 07/03/2018

Rooms: 6

Property Type: House

Land Size: 413 sqm approx