

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

33 Midland Highway, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$835,000

Median sale price

Median price

\$685,000

Property Type

House

Suburb

Campbells Creek

Period - From

01/07/2021

to

30/09/2021

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	3 Diamond Gully Rd CAMPBELLS CREEK 3451	\$876,000	15/11/2021
2	88 Fryers Rd CAMPBELLS CREEK 3451	\$835,000	01/10/2021
3			

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.~~

This Statement of Information was prepared on:

13/12/2021 10:41



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Property Type: House (Previously Occupied - Detached)

Land Size: 3000 sqm approx

Agent Comments

Indicative Selling Price

\$835,000

Median House Price

September quarter 2021: \$685,000

Comparable Properties



3 Diamond Gully Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments

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Price: \$876,000

Method: Private Sale

Date: 15/11/2021

Property Type: House

Land Size: 2207 sqm approx



88 Fryers Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments

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Price: \$835,000

Method: Private Sale

Date: 01/10/2021

Property Type: House

Land Size: 4046.86 sqm approx

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.