

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

201 Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Range between \$340,000

&

\$350,000

Median sale price

Median price \$419,000

House

X

Unit

Suburb or locality

Campbells Creek

Period - From 01/07/2017

to

30/06/2018

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	18 Princess St CAMPBELLS CREEK 3451	\$391,000	23/07/2018
2	24 Moscript St CAMPBELLS CREEK 3451	\$379,000	17/09/2018
3	1 Harris St CASTLEMAINE 3450	\$345,000	04/06/2018

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 eighteen months.



3 1 2

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 800 sqm approx

Agent Comments

Indicative Selling Price

\$340,000 - \$350,000

Median House Price

Year ending June 2018: \$419,000

Comparable Properties



18 Princess St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 1 2

Price: \$391,000

Method: Private Sale

Date: 23/07/2018

Rooms: -

Property Type: House

Land Size: 866 sqm approx



24 Moscript St CAMPBELLS CREEK 3451 (REI)

Agent Comments

3 1 4

Price: \$379,000

Method: Private Sale

Date: 17/09/2018

Rooms: 4

Property Type: House

Land Size: 1020 sqm approx



1 Harris St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$345,000

Method: Private Sale

Date: 04/06/2018

Rooms: 5

Property Type: House

Land Size: 625 sqm approx