

# 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

2A Hillside 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)

Range between \$970,000 & \$995,000

### Median sale price

Median price \$715,000 Property Type House Suburb Campbells Creek

Period - From 01/07/2022 to 30/06/2023 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	13 Domain Dr CASTLEMAINE 3450	\$1,000,000	12/12/2022
2	22 Monaghan St MCKENZIE HILL 3451	\$960,000	08/09/2023
3	24 Woodman Dr MCKENZIE HILL 3451	\$950,000	18/11/2022

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:

18/09/2023 16:35



5 2 6

**Property Type:** House  
**Land Size:** 1867 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$970,000 - \$995,000  
**Median House Price**  
Year ending June 2023: \$715,000

## Comparable Properties



**13 Domain Dr CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 12/12/2022  
**Property Type:** House  
**Land Size:** 635 sqm approx



**22 Monaghan St MCKENZIE HILL 3451 (REI)**

**Agent Comments**

5 2 2

**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 08/09/2023  
**Property Type:** House  
**Land Size:** 3080 sqm approx



**24 Woodman Dr MCKENZIE HILL 3451 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 18/11/2022  
**Property Type:** House  
**Land Size:** 707 sqm approx