

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

27 Fryers Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$315,000

Median sale price

Median price \$490,000

Property Type House

Suburb Campbells Creek

Period - From 17/01/2019

to 16/01/2020

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	2 Freeman St CASTLEMAINE 3450	\$330,000	30/09/2019
2	22 Freeman St CASTLEMAINE 3450	\$320,000	15/01/2019
3	86 Main Rd CAMPBELLS CREEK 3451	\$300,000	02/09/2019

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:

17/01/2020 13:25



Property Type:
Agent Comments

Indicative Selling Price
\$315,000

Median House Price
17/01/2019 - 16/01/2020: \$490,000

Comparable Properties



2 Freeman St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$330,000
Method: Private Sale
Date: 30/09/2019
Rooms: 4
Property Type: House
Land Size: 607 sqm approx



22 Freeman St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 15/01/2019
Property Type: House
Land Size: 1018 sqm approx



86 Main Rd CAMPBELLS CREEK 3451
(REI/VG)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 02/09/2019
Rooms: 6
Property Type: House
Land Size: 2000 sqm approx