

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/79 Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$379,000

Median sale price

Median price \$455,000

House

X

Unit

Suburb

Campbells Creek

Period - From 01/01/2018

to

31/12/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	10 Moscript St CAMPBELLS CREEK 3451	\$450,000	27/11/2018
2	18 Etty St CASTLEMAINE 3450	\$370,000	06/12/2018
3	84 Main Rd CAMPBELLS CREEK 3451	\$369,000	30/01/2019

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



2 1 1

Rooms: 5
Property Type:
Land Size: 275 sqm approx
Agent Comments

Indicative Selling Price
 \$379,000

Median House Price
 Year ending December 2018: \$455,000

Comparable Properties



10 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 1 4

Price: \$450,000
Method: Private Sale
Date: 27/11/2018
Rooms: -
Property Type: House
Land Size: 738 sqm approx



18 Eddy St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$370,000
Method: Private Sale
Date: 06/12/2018
Rooms: 4
Property Type: House
Land Size: 598 sqm approx



84 Main Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments

2 1 -

Price: \$369,000
Method: Private Sale
Date: 30/01/2019
Rooms: 4
Property Type: House