

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

6 Tackane Court, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$557,000

Median sale price

Median price

\$545,000

Property Type

House

Suburb

Campbells Creek

Period - From

11/12/2019

to

10/12/2020

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	67 Blanket Gully Rd CAMPBELLS CREEK 3451	\$620,000	13/05/2020
2	18 Newell Ct CAMPBELLS CREEK 3451	\$590,000	21/10/2019
3	2 Shilney Ct CAMPBELLS CREEK 3451	\$570,000	26/11/2019

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:

11/12/2020 09:44



3 2

Rooms: 2
Property Type: House
Land Size: 925 sqm approx
Agent Comments

Indicative Selling Price
\$557,000

Median House Price
11/12/2019 - 10/12/2020: \$545,000

Comparable Properties



67 Blanket Gully Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$620,000
Method: Private Sale
Date: 13/05/2020
Property Type: House
Land Size: 900 sqm approx



18 Newell Ct CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 4

Price: \$590,000
Method: Private Sale
Date: 21/10/2019
Property Type: House
Land Size: 822 sqm approx



2 Shilney Ct CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$570,000
Method: Private Sale
Date: 26/11/2019
Rooms: 6
Property Type: House
Land Size: 1179 sqm approx