

# 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

2 Eleanor Drive, 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)

Single price \$609,000

### Median sale price

Median price \$437,500

Property Type House

Suburb Campbells Creek

Period - From 01/07/2019

to 30/09/2019

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	128 Blanket Gully Rd CAMPBELLS CREEK 3451	\$680,000	14/06/2019
2	38 Chapmans Rd CASTLEMAINE 3450	\$620,000	12/11/2018
3	6 Scott Ct CAMPBELLS CREEK 3451	\$589,000	18/07/2018

**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 18 months.~~

This Statement of Information was prepared on:

25/10/2019 11:48



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**Rooms:** 8

**Property Type:** House

**Land Size:** 3200 sqm approx

Agent Comments

## Comparable Properties



**128 Blanket Gully Rd CAMPBELLS CREEK 3451 (VG)**

Agent Comments

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**Price:** \$680,000

**Method:** Sale

**Date:** 14/06/2019

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 6278 sqm approx



**38 Chapmans Rd CASTLEMAINE 3450 (REI/VG)**

Agent Comments

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**Price:** \$620,000

**Method:** Private Sale

**Date:** 12/11/2018

**Property Type:** House

**Land Size:** 1018 sqm approx



**6 Scott Ct CAMPBELLS CREEK 3451 (VG)**

Agent Comments

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**Price:** \$589,000

**Method:** Sale

**Date:** 18/07/2018

**Property Type:** House (Res)

**Land Size:** 3329 sqm approx