

## 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

Lot 5 Roalies Place, 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 \$175,000

&amp;

\$192,500

**Median sale price**

Median price \$419,000

House

X

Unit

Suburb

Campbells Creek

Period - From 01/07/2017

to

30/06/2018

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	38a Mcgrath St CASTLEMAINE 3450	\$235,000	19/09/2018
2	13 Penhallurick St CAMPBELLS CREEK 3451	\$195,000	23/05/2018
3	24 Montgomery St CASTLEMAINE 3450	\$185,000	31/07/2018

**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.



**Rooms:**

**Property Type:** Vacant Residential Land

**Land Size:** 844 sqm approx

Agent Comments

## Comparable Properties



**38a Mcgrath St CASTLEMAINE 3450 (REI)**

Agent Comments



**Price:** \$235,000

**Method:** Private Sale

**Date:** 19/09/2018

**Rooms:** -

**Property Type:** Land

**Land Size:** 759 sqm approx

**13 Penhallurick St CAMPBELLS CREEK 3451 (VG)**

Agent Comments



**Price:** \$195,000

**Method:** Sale

**Date:** 23/05/2018

**Rooms:** -

**Property Type:** Land

**Land Size:** 1020 sqm approx



**24 Montgomery St CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$185,000

**Method:** Private Sale

**Date:** 31/07/2018

**Rooms:** -

**Property Type:** Land

**Land Size:** 771 sqm approx