

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

20 fords Rd, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$281,500

Property Type

Vacant land

Suburb

Campbells Creek

Period - From

20/03/2023

to

19/03/2024

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	38 Yapeen School La YAPEEN 3451	\$385,000	30/01/2024
2	18 Chapmans Rd CASTLEMAINE 3450	\$379,000	08/11/2023
3	113 Adelaide St CHEWTON 3451	\$300,000	19/12/2023

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.~~

This Statement of Information was prepared on:

20/03/2024 15:48



Property Type:
Agent Comments

Indicative Selling Price
\$395,000
Median Land Price
20/03/2023 - 19/03/2024: \$281,500

Comparable Properties

38 Yapeen School La YAPEEN 3451 (VG) Agent Comments



Price: \$385,000
Method: Sale
Date: 30/01/2024
Property Type: Land
Land Size: 3724 sqm approx



18 Chapmans Rd CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$379,000
Method: Private Sale
Date: 08/11/2023
Property Type: Land
Land Size: 1651 sqm approx

113 Adelaide St CHEWTON 3451 (VG) Agent Comments



Price: \$300,000
Method: Sale
Date: 19/12/2023
Property Type: Land
Land Size: 3044 sqm approx