

# 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

22 Fords Road, Campbells Creek Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$360,000

### Median sale price

Median price \$278,000

Property Type Vacant land

Suburb Campbells Creek

Period - From 14/03/2023

to 13/03/2024

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	50 Main Rd CAMPBELLS CREEK 3451	\$400,000	22/11/2022
2	18 Chapmans Rd CASTLEMAINE 3450	\$379,000	08/11/2023
3	72 Steele St CHEWTON 3451	\$340,000	18/01/2023

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:

14/03/2024 11:50



Property Type:  
Agent Comments

Indicative Selling Price  
\$360,000  
Median Land Price  
14/03/2023 - 13/03/2024: \$278,000

## Comparable Properties



50 Main Rd CAMPBELLS CREEK 3451 (VG) Agent Comments



Price: \$400,000  
Method: Sale  
Date: 22/11/2022  
Property Type: Land  
Land Size: 3802 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



72 Steele St CHEWTON 3451 (REI/VG) Agent Comments



Price: \$340,000  
Method: Private Sale  
Date: 18/01/2023  
Property Type: Land  
Land Size: 3086 sqm approx