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 andpostcode	11 Winkelmann Drive, Campbells Creek Vic 3451

Indicative selling price

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

Single price	$595,000

Median sale price

Median price	$455,000	House	X	Unit		Suburb or locality	Campbells Creek
Period - From	01/01/2018	to	31/12/2018			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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

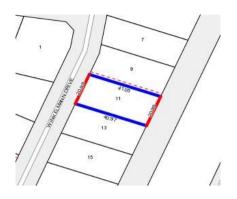| Address of comparable property	Price	Date of sale
1 38 Chapmans Rd CASTLEMAINE 3450	$620,000	12/11/2018
2 22 Phyllis Cr MCKENZIE HILL 3451	$588,000	30/08/2017
3 8 Carloway Dr MCKENZIE HILL 3451	$578,000	23/01/2019

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 eighteen months.

REIV   propertydata
.com.au

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Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
$595,000
Median House Price
Year ending December 2018: $455,000

Comparable Properties

38 Chapmans Rd CASTLEMAINE 3450 (REI/VG)

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Price: $620,000
Method: Private Sale
Date: 12/11/2018
Rooms: -
Property Type: House
Land Size: 1018 sqm approx

Agent Comments

22 Phyllis Cr MCKENZIE HILL 3451 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $588,000
Method: Private Sale
Date: 30/08/2017
Rooms: 6
Property Type: House
Land Size: 740 sqm approx

Agent Comments

8 Carloway Dr MCKENZIE HILL 3451 (REI)

🛏 4   🛁 -   🚗 -

Price: $578,000
Method: Private Sale
Date: 23/01/2019
Rooms: -
Property Type: House

Agent Comments