

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

28 Neates Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$789,000

Median sale price

Median price

\$685,000

Property Type

House

Suburb

Campbells Creek

Period - From

01/07/2021

to

30/09/2021

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	3 Captain Day Rd CAMPBELLS CREEK 3451	\$795,000	25/11/2021
2	7 Roalies PI CAMPBELLS CREEK 3451	\$785,000	20/10/2021
3	6 Yurunga Dr MCKENZIE HILL 3451	\$750,000	19/11/2021

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:

01/12/2021 17:07



Property Type: Land
Land Size: 1566 sqm approx
Agent Comments

Indicative Selling Price
\$789,000

Median House Price
September quarter 2021: \$685,000

Comparable Properties



3 Captain Day Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 25/11/2021
Property Type: House
Land Size: 1012 sqm approx



7 Roalies PI CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 20/10/2021
Property Type: House
Land Size: 535 sqm approx



6 Yurunga Dr MCKENZIE HILL 3451 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 19/11/2021
Property Type: House
Land Size: 822 sqm approx