

# 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

1 Banksia Court, 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 \$275,000

### Median sale price

Median price \$269,000

Property Type Vacant land

Suburb Campbells Creek

Period - From 24/04/2023

to 23/04/2024

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	24a Ray St CASTLEMAINE 3450	\$295,000	14/12/2023
2	71a Moscript St CAMPBELLS CREEK 3451	\$287,000	07/02/2023
3	10 Banksia Ct CAMPBELLS CREEK 3451	\$285,000	31/08/2023

**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:

24/04/2024 16:56



**Property Type:** Vacant Land  
**Land Size:** 787 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$275,000

**Median Land Price**

24/04/2023 - 23/04/2024: \$269,000

## Comparable Properties



**24a Ray St CASTLEMAINE 3450 (REI)**

Agent Comments



**Price:** \$295,000  
**Method:** Private Sale  
**Date:** 14/12/2023  
**Property Type:** Land  
**Land Size:** 607 sqm approx



**71a Moscript St CAMPBELLS CREEK 3451 (REI/VG)**

Agent Comments



**Price:** \$287,000  
**Method:** Private Sale  
**Date:** 07/02/2023  
**Property Type:** Land  
**Land Size:** 780 sqm approx



**10 Banksia Ct CAMPBELLS CREEK 3451 (REI/VG)**

Agent Comments



**Price:** \$285,000  
**Method:** Private Sale  
**Date:** 31/08/2023  
**Property Type:** Land  
**Land Size:** 871 sqm approx