Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offered for	sale					
Address Including suburb or locality and postcode) Blanket	Gully Road, Camp	bells Creek	Vic 3451		
Indicat	ive selling pri	ce					
For the	meaning of this	price see co	nsumer.vic.gov.au/	underquoti/	ing		
Sir	ngle price \$1,28	35,000					
Median	sale price						
Media	an price \$690,0	00 F	Property Type Hou	se	Subu	ırb Campbe	ells Creek
Period	- From 01/10/2	2024 to	30/09/2025	Sou	urceREIV		
Compa	rable property	y sales (*D	elete A or B belo	ow as app	licable)		
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							
2							
3							
OR							
B*			representative rea five kilometres of t				
		This State	ment of Information	n was prepa	ared on:	20/1	1/2025 19:24









Property Type: House (Res) **Land Size:** 1035 sqm approx

Agent Comments

Indicative Selling Price \$1,285,000 Median House Price Year ending September 2025: \$690,000

Comparable Properties

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.

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