

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

**Indicative selling price**

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

Single price

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

**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 13 Stephen St CAMPBELLS CREEK 3451	\$675,000	10/09/2018
2 9 Penhallurick St CAMPBELLS CREEK 3451	\$660,000	17/09/2018
3 55 Main Rd CAMPBELLS CREEK 3451	\$505,000	19/01/2018

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.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 2407 sqm approx

Agent Comments

**Indicative Selling Price**

\$682,000

**Median House Price**

Year ending December 2018: \$455,000

## Comparable Properties


**13 Stephen St CAMPBELLS CREEK 3451  
(REI/VG)**

Agent Comments

**Price:** \$675,000**Method:** Private Sale**Date:** 10/09/2018**Rooms:** 4**Property Type:** House**Land Size:** 1700 sqm approx
**9 Penhallurick St CAMPBELLS CREEK 3451  
(REI/VG)**

Agent Comments

**Price:** \$660,000**Method:** Private Sale**Date:** 17/09/2018**Rooms:** -**Property Type:** House**Land Size:** 666 sqm approx
**55 Main Rd CAMPBELLS CREEK 3451  
(REI/VG)**

Agent Comments

**Price:** \$505,000**Method:** Private Sale**Date:** 19/01/2018**Rooms:** 4**Property Type:** House**Land Size:** 4800 sqm approx