



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1000 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$415,000  
**Median House Price \***  
 01/09/2017 - 01/12/2017: \$359,000  
 \* Agent calculated median

## Comparable Properties



**14 Princess St CAMPBELLS CREEK 3451 (REI/VG)**

Agent Comments



**Price:** \$471,000  
**Method:** Private Sale  
**Date:** 28/10/2016  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 620 sqm approx



**4 Webbs Rd CAMPBELLS CREEK 3451 (VG)**

Agent Comments



**Price:** \$370,000  
**Method:** Sale  
**Date:** 25/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 2185 sqm approx



**8 Moscript St CAMPBELLS CREEK 3451 (REI/VG)**

Agent Comments



**Price:** \$359,000  
**Method:** Private Sale  
**Date:** 27/10/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 820 sqm approx

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	120 Main Road, Campbells Creek Vic 3451
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**Indicative selling price**

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

Single price	\$415,000
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**Median sale price\***

Median price	\$359,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb or locality	Campbells Creek
Period - From	01/09/2017	to	01/12/2017	Source	REIV December quarter		

**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	14 Princess St CAMPBELLS CREEK 3451	\$471,000	28/10/2016
2	4 Webbs Rd CAMPBELLS CREEK 3451	\$370,000	25/10/2017
3	8 Moscript St CAMPBELLS CREEK 3451	\$359,000	27/10/2017

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.~~