

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

Range between &

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	50 Maldon Rd MCKENZIE HILL 3451	\$485,000	09/02/2018
2	5 Captain Day Rd CAMPBELLS CREEK 3451	\$475,000	07/07/2017
3	47 Elizabeth St CAMPBELLS CREEK 3451	\$470,000	30/06/2017

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.~~



 4  2  2

Rooms:
Property Type: House
Land Size: 942 sqm approx
Agent Comments

Indicative Selling Price
\$470,000 - \$510,000
Median House Price
Year ending March 2018: \$420,000

Comparable Properties



50 Maldon Rd MCKENZIE HILL 3451 (REI/VG) **Agent Comments**

 4  2  2

Price: \$485,000
Method: Private Sale
Date: 09/02/2018
Rooms: 6
Property Type: House
Land Size: 675 sqm approx



5 Captain Day Rd CAMPBELLS CREEK 3451 (REI/VG) **Agent Comments**

 4  2  2

Price: \$475,000
Method: Private Sale
Date: 07/07/2017
Rooms: -
Property Type: House
Land Size: 1012 sqm approx



47 Elizabeth St CAMPBELLS CREEK 3451 (REI/VG) **Agent Comments**

 4  2  2

Price: \$470,000
Method: Private Sale
Date: 30/06/2017
Rooms: -
Property Type: House
Land Size: 1468 sqm approx