

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 | 84 Main Road, Campbells Creek Vic 3451 |
|---|--|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| | |
|--------------|-----------|
| Single price | \$390,000 |
|--------------|-----------|

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------------------|-----------------|
| Median price | \$419,000 | House | X | Unit | | Suburb or locality | Campbells Creek |
| Period - From | 01/07/2017 | to | 30/06/2018 | 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 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 | 120 Main Rd CAMPBELLS CREEK 3451 | \$415,000 | 07/03/2018 |
| 2 | 18 Princess St CAMPBELLS CREEK 3451 | \$391,000 | 23/07/2018 |
| 3 | 166 Duke St CASTLEMAINE 3450 | \$375,000 | 07/03/2018 |

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.~~



 2  1  0

Rooms:
Property Type: House
Land Size: 1000 sqm approx
Agent Comments

Indicative Selling Price
\$390,000
Median House Price
Year ending June 2018: \$419,000

Comparable Properties



**120 Main Rd CAMPBELLS CREEK 3451
(REI/VG)**

Agent Comments

 3  1  2

Price: \$415,000
Method: Private Sale
Date: 07/03/2018
Rooms: 6
Property Type: House
Land Size: 413 sqm approx



**18 Princess St CAMPBELLS CREEK 3451
(REI)**

Agent Comments

 3  1  2

Price: \$391,000
Method: Private Sale
Date: 23/07/2018
Rooms: -
Property Type: House
Land Size: 866 sqm approx



166 Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 2  1  1

Price: \$375,000
Method: Private Sale
Date: 07/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 434 sqm approx