

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: 9 Blanket Gully Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price: \$487,000

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 | 17 Browns Av CHEWTON 3451 | \$490,000 | 25/11/2017 |
| 2 | 9 Angus St CHEWTON 3451 | \$460,000 | 23/02/2018 |
| 3 | 41a Adelaide St CHEWTON 3451 | \$459,000 | 04/09/2018 |

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 2

Rooms:
Property Type: House
Land Size: 2000 sqm approx
Agent Comments

Indicative Selling Price
\$487,000
Median House Price
Year ending June 2018: \$419,000

Comparable Properties



17 Browns Av CHEWTON 3451 (VG)

Agent Comments

2 - -

Price: \$490,000
Method: Sale
Date: 25/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 840 sqm approx



9 Angus St CHEWTON 3451 (REI/VG)

Agent Comments

3 1 1

Price: \$460,000
Method: Private Sale
Date: 23/02/2018
Rooms: 4
Property Type: House
Land Size: 490 sqm approx



41a Adelaide St CHEWTON 3451 (REI)

Agent Comments

1 1 1

Price: \$459,000
Method: Private Sale
Date: 04/09/2018
Rooms: -
Property Type: House