

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

147 Main Road, Campbells Creek Vic 3451

**Indicative selling price**

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

Single price \$595,000

**Median sale price**

Median price \$615,000

Property Type House

Suburb Campbells Creek

Period - From 01/04/2020

to 31/03/2021

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 18 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 Chapel St CAMPBELLS CREEK 3451	\$610,000	09/04/2021
2	67 Main Rd CAMPBELLS CREEK 3451	\$680,000	04/02/2021
3	11 Webbs Rd CAMPBELLS CREEK 3451	\$605,000	01/07/2020

**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 18 months.~~

This Statement of Information was prepared on:

14/07/2021 11:38



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$595,000  
**Median House Price**  
Year ending March 2021: \$615,000

## Comparable Properties



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

**Agent Comments**



**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 09/04/2021  
**Property Type:** House  
**Land Size:** 674 sqm approx



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

**Agent Comments**



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 04/02/2021  
**Property Type:** House  
**Land Size:** 4073 sqm approx

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

**Agent Comments**



**Price:** \$605,000  
**Method:** Sale  
**Date:** 01/07/2020  
**Property Type:** House (Res)  
**Land Size:** 2190 sqm approx