

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

Single price \$639,000

Median sale price

Median price \$492,500 Property Type House Suburb Campbells Creek

Period - From 12/02/2019 to 11/02/2020 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	13 Stephen St CAMPBELLS CREEK 3451	\$675,000	10/09/2018
2	41 Main Rd CAMPBELLS CREEK 3451	\$645,000	08/05/2019
3	10 Elizabeth St CAMPBELLS CREEK 3451	\$580,300	28/08/2018

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 18 months.~~

This Statement of Information was prepared on: 12/02/2020 11:07



Property Type:
Agent Comments

Indicative Selling Price
\$639,000

Median House Price
12/02/2019 - 11/02/2020: \$492,500

Comparable Properties



13 Stephen St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 10/09/2018
Rooms: 4
Property Type: House
Land Size: 1700 sqm approx



41 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 08/05/2019
Rooms: 5
Property Type: House
Land Size: 1698 sqm approx

10 Elizabeth St CAMPBELLS CREEK 3451 (VG)

Agent Comments



Price: \$580,300
Method: Sale
Date: 28/08/2018
Property Type: House (Res)
Land Size: 3498 sqm approx