

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	8 Shegog Court, Campbells Creek Vic 3451
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Indicative selling price

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

Single price	\$540,000
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Median sale price

Median price	\$455,000	House	X	Unit		Suburb or locality	Campbells Creek
Period - From	01/01/2018	to	31/12/2018	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 Winkelmann Dr CAMPBELLS CREEK 3451	\$520,000	15/01/2019
2	9 Shegog Ct CAMPBELLS CREEK 3451	\$515,000	07/02/2018
3	61 Blanket Gully Rd CAMPBELLS CREEK 3451	\$495,000	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 eighteen months.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$540,000
Median House Price
Year ending December 2018: \$455,000

Comparable Properties



17 Winkelmann Dr CAMPBELLS CREEK 3451 [Agent Comments](#)
(REI)



Price: \$520,000
Method: Private Sale
Date: 15/01/2019
Rooms: -
Property Type: House
Land Size: 840 sqm approx



9 Shegog Ct CAMPBELLS CREEK 3451 [Agent Comments](#)
(REI/VG)



Price: \$515,000
Method: Private Sale
Date: 07/02/2018
Rooms: 5
Property Type: House
Land Size: 1300 sqm approx



61 Blanket Gully Rd CAMPBELLS CREEK [Agent Comments](#)
3451 (REI/VG)



Price: \$495,000
Method: Private Sale
Date: 28/08/2018
Rooms: 6
Property Type: House
Land Size: 942 sqm approx