

### 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 andpostcode

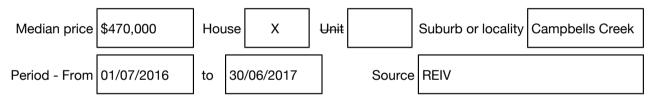
7 Station Street, Campbells Creek Vic 3451

#### Indicative selling price

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

Single price \$340,000

#### Median sale price



#### 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	28 Moscript St CAMPBELLS CREEK 3451	\$347,500	16/03/2016
2	10 Station St CAMPBELLS CREEK 3451	\$338,000	19/01/2017
3	58 Stephen St CAMPBELLS CREEK 3451	\$337,500	11/07/2017

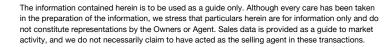
#### OR

**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.

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propertydata

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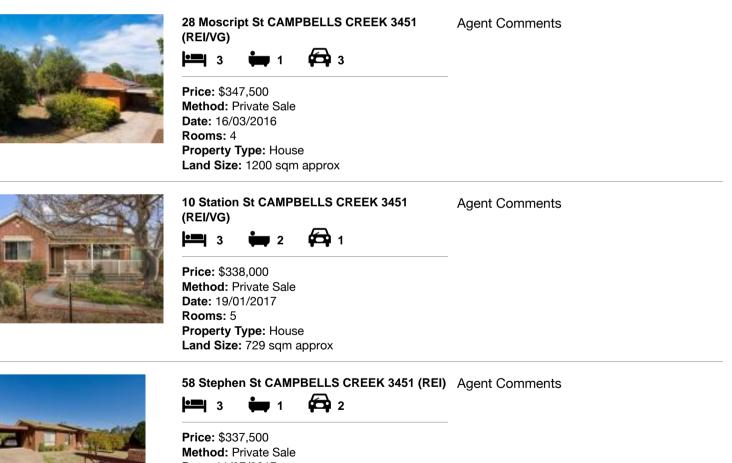




Rooms: Property Type: House Agent Comments Michael Cantwell 03 5472 1133 0419 339 003 michael@cantwellproperty.com.au

> Indicative Selling Price \$340,000 Median House Price Year ending June 2017: \$470,000

## **Comparable Properties**



Date: 11/07/2017 Rooms: -Property Type: House Land Size: 2070 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.