

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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.~~



Rooms:

Property Type: House

Agent Comments

Comparable Properties



28 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$347,500

Method: Private Sale

Date: 16/03/2016

Rooms: 4

Property Type: House

Land Size: 1200 sqm approx



10 Station St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$338,000

Method: Private Sale

Date: 19/01/2017

Rooms: 5

Property Type: House

Land Size: 729 sqm approx



58 Stephen St CAMPBELLS CREEK 3451 (REI) Agent Comments



Price: \$337,500

Method: Private Sale

Date: 11/07/2017

Rooms: -

Property Type: House

Land Size: 2070 sqm approx