

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

3 Eleanor Drive, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$475,000

Median sale price

Median price \$481,000 House Unit Suburb or locality Campbells Creek
Period - From 01/04/2018 to 31/03/2019 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 4 Eleanor Dr CAMPBELLS CREEK 3451	\$482,000	14/01/2019
2 9 Blanket Gully Rd CAMPBELLS CREEK 3451	\$478,500	13/03/2019
3 39 Midland Hwy CAMPBELLS CREEK 3451	\$465,000	11/06/2019

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.



3 2 2

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 1000 sqm approx

Agent Comments

Plus study or 4th small bedroom.

Indicative Selling Price

\$475,000

Median House Price

Year ending March 2019: \$481,000

Comparable Properties



4 Eleanor Dr CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 4

Price: \$482,000

Method: Private Sale

Date: 14/01/2019

Rooms: -

Property Type: House

Land Size: 3225 sqm approx



9 Blanket Gully Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments

2 2 -

Price: \$478,500

Method: Private Sale

Date: 13/03/2019

Rooms: 5

Property Type: House



39 Midland Hwy CAMPBELLS CREEK 3451 (REI)

Agent Comments

3 2 3

Price: \$465,000

Method: Private Sale

Date: 11/06/2019

Rooms: -

Property Type: House

Land Size: 790 sqm approx