

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

1/74 Fryers Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$320,000

Median sale price

Median price

\$270,000

Property Type

Vacant land

Suburb

Campbells Creek

Period - From

14/12/2021

to

13/12/2022

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	14a McKenzie Way MCKENZIE HILL 3451	\$350,000	21/12/2021
2	Fryers Rd CAMPBELLS CREEK 3451	\$300,000	25/11/2021
3	72 Fryers Rd CAMPBELLS CREEK 3451	\$300,000	09/12/2021

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:

14/12/2022 11:35

1/74 Fryers Road, Campbells Creek Vic 3451

**Jellis
Craig**

Jeremy Bottomley

03 5472 1155

0433 772 033

jeremybottomley@jellisrcraig.com.au

Indicative Selling Price

\$320,000

Median Land Price

14/12/2021 - 13/12/2022: \$270,000



Property Type: Residential Land

Land Size: 1066 sqm approx

Agent Comments

Comparable Properties



14a McKenzie Way MCKENZIE HILL 3451 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 21/12/2021

Property Type: Land

Land Size: 710 sqm approx

Fryers Rd CAMPBELLS CREEK 3451 (VG)

Agent Comments



Price: \$300,000

Method: Sale

Date: 25/11/2021

Property Type: Land

Land Size: 818 sqm approx

72 Fryers Rd CAMPBELLS CREEK 3451 (VG)

Agent Comments



Price: \$300,000

Method: Sale

Date: 09/12/2021

Property Type: Land

Land Size: 818 sqm approx

Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087



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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

6/74 Fryers Road, 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

Median price

\$270,000

Property Type

Vacant land

Suburb

Campbells Creek

Period - From

14/12/2021

to

13/12/2022

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 Hill View Ct MCKENZIE HILL 3451	\$370,000	24/02/2022
2	14a McKenzie Way MCKENZIE HILL 3451	\$350,000	21/12/2021
3			

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.~~

This Statement of Information was prepared on:

14/12/2022 11:39

6/74 Fryers Road, Campbells Creek Vic 3451

**Jellis
Craig**

Jeremy Bottomley

03 5472 1155

0433 772 033

jeremybottomley@jellisrcraig.com.au

Indicative Selling Price

\$340,000

Median Land Price

14/12/2021 - 13/12/2022: \$270,000



Property Type: Residential Land

Land Size: 1296 sqm approx

Agent Comments

Comparable Properties



17 Hill View Ct MCKENZIE HILL 3451 (REI/VG) **Agent Comments**



Price: \$370,000

Method: Private Sale

Date: 24/02/2022

Property Type: Land

Land Size: 918 sqm approx



14a McKenzie Way MCKENZIE HILL 3451 (REI/VG) **Agent Comments**



Price: \$350,000

Method: Private Sale

Date: 21/12/2021

Property Type: Land

Land Size: 710 sqm approx

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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