

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

25 Fryers Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$575,000

Median sale price

Median price \$508,000

Property Type House

Suburb Campbells Creek

Period - From 01/10/2018

to 30/09/2019

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 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	4 Roalies PI CAMPBELLS CREEK 3451	\$595,000	22/08/2018
2	81b Main Rd CAMPBELLS CREEK 3451	\$575,000	21/03/2019
3	56 Moscript St CAMPBELLS CREEK 3451	\$568,000	04/12/2018

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 18 months.~~

This Statement of Information was prepared on:

28/10/2019 10:17



3 2 5

Property Type: House
Land Size: 905 sqm approx
Agent Comments

Indicative Selling Price
\$575,000
Median House Price
Year ending September 2019: \$508,000

Comparable Properties



4 Roalies PI CAMPBELLS CREEK 3451
(REI/VG)

Agent Comments

3 2 2

Price: \$595,000
Method: Private Sale
Date: 22/08/2018
Property Type: House
Land Size: 579 sqm approx



81b Main Rd CAMPBELLS CREEK 3451
(REI/VG)

Agent Comments

3 2 5

Price: \$575,000
Method: Private Sale
Date: 21/03/2019
Rooms: 5
Property Type: House
Land Size: 752 sqm approx



56 Moscript St CAMPBELLS CREEK 3451
(REI/VG)

Agent Comments

3 2 4

Price: \$568,000
Method: Private Sale
Date: 04/12/2018
Rooms: 5
Property Type: House
Land Size: 1840 sqm approx