

## 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

23 Fryers-Campbells Creek Road, Campbells Creek Vic 3451

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$470,000

#### Median sale price

Median price \$481,000

House

X

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	39 Midland Hwy CAMPBELLS CREEK 3451	\$465,000	11/06/2019
3	34 ETTY St CASTLEMAINE 3450	\$430,000	08/07/2019

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.



**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 892 sqm approx  
Agent Comments

## Comparable Properties



**4 Eleanor Dr CAMPBELLS CREEK 3451**  
(REI/VG)

Agent Comments



**Price:** \$482,000  
**Method:** Private Sale  
**Date:** 14/01/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 3225 sqm approx



**39 Midland Hwy CAMPBELLS CREEK 3451**  
(REI)

Agent Comments



**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 11/06/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 790 sqm approx



**34 Etty St CASTLEMAINE 3450 (REI)**

Agent Comments



**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 08/07/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 656 sqm approx