

0433 772 033

Statement of Information

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Date of sale

Generated: 16/07/2019 14:03

Property	offered	for	sale
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Address	23 Fryers-Campbells Creek Road, Campbells Creek Vic 3451
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$470,000

Median sale price

Median price	\$481,000	Hou	ise 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

Aut	areas or comparable property	1 1100	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.

Account - Jellis Craig | P: 0354721155 | F: 0354723087







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> **Indicative Selling Price** \$470,000 **Median House Price** Year ending March 2019: \$481,000



Rooms:

Property Type: House (Res) Land Size: 892 sqm approx

Agent Comments

Comparable Properties



4 Eleanor Dr CAMPBELLS CREEK 3451

(REI/VG)



Price: \$482,000 Method: Private Sale Date: 14/01/2019

Rooms: -

Property Type: House Land Size: 3225 sqm approx **Agent Comments**



39 Midland Hwy CAMPBELLS CREEK 3451

(REI)

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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)





Price: \$430.000 Method: Private Sale Date: 08/07/2019 Rooms: 4

Property Type: House Land Size: 656 sqm approx

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Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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