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### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address Including suburb or locality andpostcode	6 Webbs Road, Campbells Creek Vic 3451

#### Indicative selling price

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

Single price \$499,000

#### Median sale price

Median price	\$481,000	Hou	ıse 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

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1	34 Montgomery St CASTLEMAINE 3450	\$520,000	28/02/2019
2	4 Eleanor Dr CAMPBELLS CREEK 3451	\$482,000	14/01/2019
3	152 Willy Milly Rd MCKENZIE HILL 3451	\$470,000	29/01/2018

#### 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 eighteen months.

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





Price

Date of sale

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> **Indicative Selling Price** \$499,000 **Median House Price** Year ending March 2019: \$481,000



Rooms:

Property Type: Land Land Size: 2992 sqm approx

**Agent Comments** 

# Comparable Properties



34 Montgomery St CASTLEMAINE 3450 (REI)

Price: \$520,000 Method: Private Sale Date: 28/02/2019 Rooms: 8

Property Type: House



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

**Agent Comments** 



152 Willy Milly Rd MCKENZIE HILL 3451 (REI) Agent Comments





Price: \$470,000 Method: Private Sale Date: 29/01/2018 Rooms: 5

Property Type: House Land Size: 4046 sqm approx

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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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