

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

18 Newell Court, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$599,000

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	24 Mckenzie Way MCKENZIE HILL 3451	\$620,000	28/03/2019
2	4 Carloway Dr MCKENZIE HILL 3451	\$610,000	22/03/2019
3	4 Catherine Ct CAMPBELLS CREEK 3451	\$542,500	14/03/2019

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: Retail (Com)

Land Size: 822 sqm approx

Agent Comments

Comparable Properties



24 Mckenzie Way MCKENZIE HILL 3451 (REI) Agent Comments



Price: \$620,000

Method: Private Sale

Date: 28/03/2019

Rooms: -

Property Type: House

Land Size: 754 sqm approx



4 Carloway Dr MCKENZIE HILL 3451 (REI/VG) Agent Comments



Price: \$610,000

Method: Private Sale

Date: 22/03/2019

Rooms: -

Property Type: House

Land Size: 1099 sqm approx



4 Catherine Ct CAMPBELLS CREEK 3451 (REI/VG) Agent Comments



Price: \$542,500

Method: Private Sale

Date: 14/03/2019

Rooms: -

Property Type: House

Land Size: 726 sqm approx