

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	4 Catherine Court, Campbells Creek Vic 3451
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Indicative selling price

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

Single price	\$550,000
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Median sale price

Median price	\$419,000	House	X	Unit		Suburb or locality	Campbells Creek
Period - From	01/07/2017	to	30/06/2018	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 Roalies PI CAMPBELLS CREEK 3451	\$595,000	22/08/2018
2	3 Grevillea Dr MCKENZIE HILL 3451	\$550,000	28/09/2017
3	32 Mckenzie Way MCKENZIE HILL 3451	\$540,000	09/02/2018

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.



4 2 2

Rooms:

Property Type: House

Land Size: 725 sqm approx

Agent Comments

Comparable Properties



4 Roalies PI CAMPBELLS CREEK 3451 (REI) Agent Comments

3 2 2

Price: \$595,000

Method: Private Sale

Date: 22/08/2018

Rooms: -

Property Type: House

3 Grevillea Dr MCKENZIE HILL 3451 (VG) Agent Comments

4 - -

Price: \$550,000

Method: Sale

Date: 28/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 617 sqm approx



32 Mckenzie Way MCKENZIE HILL 3451 (REI/VG) Agent Comments

4 2 2

Price: \$540,000

Method: Private Sale

Date: 09/02/2018

Rooms: 6

Property Type: House

Land Size: 720 sqm approx