

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

**Indicative selling price**

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

Single price

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

**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	16 Neates Rd CAMPBELLS CREEK 3451	\$250,000	10/07/2018
2	50 Main Rd CAMPBELLS CREEK 3451	\$233,250	05/10/2018
3	22 Neates Rd CAMPBELLS CREEK 3451	\$205,000	04/05/2018

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.



Rooms:  
Property Type:  
Agent Comments

Indicative Selling Price  
\$235,000  
Median House Price  
Year ending December 2018: \$455,000

## Comparable Properties

16 Neates Rd CAMPBELLS CREEK 3451 (VG) Agent Comments



Price: \$250,000  
Method: Sale  
Date: 10/07/2018  
Rooms: -  
Property Type: Hobby Farm < 20 ha  
Land Size: 4312 sqm approx



50 Main Rd CAMPBELLS CREEK 3451 (REI/VG) Agent Comments



Price: \$233,250  
Method: Private Sale  
Date: 05/10/2018  
Rooms: -  
Property Type: Land  
Land Size: 3802 sqm approx



22 Neates Rd CAMPBELLS CREEK 3451 (REI/VG) Agent Comments



Price: \$205,000  
Method: Private Sale  
Date: 04/05/2018  
Rooms: -  
Property Type: Land  
Land Size: 2676 sqm approx