

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

11 Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$895,000

Median sale price

Median price \$735,000

Property Type House

Suburb Campbells Creek

Period - From 01/04/2022

to 31/03/2023

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 18 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 Grand View Dr MCKENZIE HILL 3451	\$940,000	30/12/2022
2	3 Secluded PI CAMPBELLS CREEK 3451	\$899,000	17/02/2023
3	4 Grevillea Dr MCKENZIE HILL 3451	\$895,000	08/03/2023

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 18 months.~~

This Statement of Information was prepared on:

15/06/2023 10:13



Property Type: House

Land Size: 1007 sqm approx

Agent Comments

Comparable Properties



**16 Grand View Dr MCKENZIE HILL 3451
(REI/VG)**

Agent Comments



Price: \$940,000

Method: Private Sale

Date: 30/12/2022

Property Type: House

Land Size: 832 sqm approx



**3 Secluded PI CAMPBELLS CREEK 3451
(REI/VG)**

Agent Comments



Price: \$899,000

Method: Private Sale

Date: 17/02/2023

Property Type: House (Res)

Land Size: 1500 sqm approx



4 Grevillea Dr MCKENZIE HILL 3451 (REI)

Agent Comments



Price: \$895,000

Method: Private Sale

Date: 08/03/2023

Property Type: House

Land Size: 651 sqm approx