

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 Yulawil Av, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$680,000

Property Type House

Suburb Campbells Creek

Period - From 30/04/2023

to 29/04/2024

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	4 Maltby Dr CASTLEMAINE 3450	\$730,000	30/11/2023
2	7 Cherry Av CAMPBELLS CREEK 3451	\$700,000	18/11/2023
3	4 Myrtle St CAMPBELLS CREEK 3451	\$690,000	08/04/2024

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:

30/04/2024 16:58



3 2 2

Property Type: House
Land Size: 560 sqm approx
Agent Comments

Indicative Selling Price
\$695,000
Median House Price
30/04/2023 - 29/04/2024: \$680,000

Comparable Properties



4 Maltby Dr CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 2

Price: \$730,000
Method: Private Sale
Date: 30/11/2023
Property Type: House
Land Size: 765 sqm approx



7 Cherry Av CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$700,000
Method: Private Sale
Date: 18/11/2023
Property Type: House
Land Size: 707 sqm approx



4 Myrtle St CAMPBELLS CREEK 3451 (REI)

Agent Comments

3 2 4

Price: \$690,000
Method: Private Sale
Date: 08/04/2024
Property Type: House
Land Size: 800 sqm approx