

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

7 Newell Court, 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 \$715,000

Property Type House

Suburb Campbells Creek

Period - From 01/07/2022

to 30/06/2023

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	3 Secluded PI CAMPBELLS CREEK 3451	\$899,000	17/02/2023
2	136 Rowley Park Rd CAMPBELLS CREEK 3451	\$895,000	08/02/2023
3	22 Eleanor Dr CAMPBELLS CREEK 3451	\$825,000	03/01/2023

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:

16/08/2023 09:47



4 2 4

Property Type: House
Land Size: 1123 sqm approx
Agent Comments

Indicative Selling Price
\$895,000

Median House Price
Year ending June 2023: \$715,000

Comparable Properties



3 Secluded PI CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 4

Price: \$899,000
Method: Private Sale
Date: 17/02/2023
Property Type: House (Res)
Land Size: 1500 sqm approx



136 Rowley Park Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$895,000
Method: Private Sale
Date: 08/02/2023
Property Type: House
Land Size: 3324 sqm approx



22 Eleanor Dr CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 -

Price: \$825,000
Method: Private Sale
Date: 03/01/2023
Property Type: House
Land Size: 2606.46 sqm approx