

# 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 3 Eleanor Drive, Campbells Creek Vic 3451

### Indicative selling price

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

Single price \$449,000

### Median sale price

Median price \$505,000 Property Type House Suburb Campbells Creek

Period - From 01/07/2018 to 30/06/2019 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	39 Midland Hwy CAMPBELLS CREEK 3451	\$465,000	11/06/2019
2	10 Moscript St CAMPBELLS CREEK 3451	\$450,000	27/11/2018
3	6 Penhallurick St CAMPBELLS CREEK 3451	\$439,000	05/12/2018

**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 18 months.~~

This Statement of Information was prepared on: 17/09/2019 15:58



**Rooms:** 6

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1123 sqm approx

Agent Comments

**Indicative Selling Price**

\$449,000

**Median House Price**

Year ending June 2019: \$505,000

## Comparable Properties



**39 Midland Hwy CAMPBELLS CREEK 3451**  
(REI/VG)

Agent Comments



**Price:** \$465,000

**Method:** Private Sale

**Date:** 11/06/2019

**Property Type:** House

**Land Size:** 790 sqm approx



**10 Moscript St CAMPBELLS CREEK 3451**  
(REI/VG)

Agent Comments



**Price:** \$450,000

**Method:** Private Sale

**Date:** 27/11/2018

**Property Type:** House

**Land Size:** 738 sqm approx



**6 Penhallurick St CAMPBELLS CREEK 3451**  
(REI/VG)

Agent Comments



**Price:** \$439,000

**Method:** Private Sale

**Date:** 05/12/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 1660 sqm approx