

# 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

1 Tackane Court, 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

\$579,000

### Median sale price

Median price

\$607,500

Property Type

House

Suburb

Campbells Creek

Period - From

14/05/2020

to

13/05/2021

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 Woodman Dr MCKENZIE HILL 3451	\$629,000	07/05/2021
2	47 Elizabeth St CAMPBELLS CREEK 3451	\$620,000	22/03/2021
3	6 Tackane Ct CAMPBELLS CREEK 3451	\$557,000	21/01/2021

**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:

14/05/2021 15:54



**Property Type:** Land  
**Land Size:** 752 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$579,000

**Median House Price**  
14/05/2020 - 13/05/2021: \$607,500

## Comparable Properties



**39 Woodman Dr MCKENZIE HILL 3451 (REI)**

**Agent Comments**



**Price:** \$629,000  
**Method:** Private Sale  
**Date:** 07/05/2021  
**Property Type:** House  
**Land Size:** 653 sqm approx



**47 Elizabeth St CAMPBELLS CREEK 3451 (VG)**

**Agent Comments**



**Price:** \$620,000  
**Method:** Sale  
**Date:** 22/03/2021  
**Property Type:** House (Res)  
**Land Size:** 1442 sqm approx



**6 Tackane Ct CAMPBELLS CREEK 3451 (REI/VG)**

**Agent Comments**



**Price:** \$557,000  
**Method:** Private Sale  
**Date:** 21/01/2021  
**Property Type:** House  
**Land Size:** 927 sqm approx