

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

124 Blanket Gully Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$260,000

Property Type Vacant land

Suburb Campbells Creek

Period - From 11/03/2021

to 10/03/2022

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.

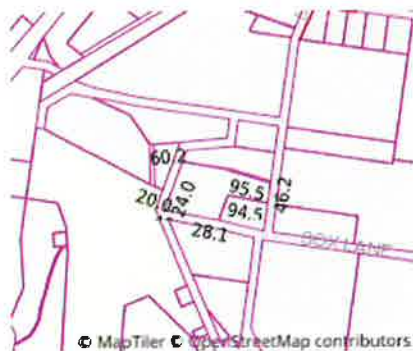
	Address of comparable property	Price	Date of sale
1	14A Neates Rd CAMPBELLS CREEK 3451	\$400,000	02/07/2021
2	Diamond Gully Rd CAMPBELLS CREEK 3451	\$385,000	14/11/2021
3	Diamond Gully Rd CAMPBELLS CREEK 3451	\$340,000	15/12/2021

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:

11/03/2022 13:03



Property Type: Land
Land Size: 4 sqm approx
Agent Comments

Indicative Selling Price
\$350,000
Median Land Price
11/03/2021 - 10/03/2022: \$260,000

Comparable Properties

14A Neates Rd CAMPBELLS CREEK 3451 (VG) Agent Comments



Price: \$400,000
Method: Sale
Date: 02/07/2021
Property Type: Hobby Farm < 20 ha
Land Size: 4396 sqm approx

Diamond Gully Rd CAMPBELLS CREEK 3451 (VG) Agent Comments



Price: \$385,000
Method: Sale
Date: 14/11/2021
Property Type: Hobby Farm < 20 ha
Land Size: 9079 sqm approx

Diamond Gully Rd CAMPBELLS CREEK 3451 (VG) Agent Comments



Price: \$340,000
Method: Sale
Date: 15/12/2021
Property Type: Hobby Farm < 20 ha
Land Size: 12000 sqm approx