

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

Lot 35, Campbells Creek-Fryers Road, YAPEEN VIC 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$140,000

or range  
between

\$\*

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$450,000

\*House  
X

\*Unit

Suburb  
or locality

CASTLEMAINE

Period - From

01/07/16

to

30/06/17

Source

REALESTATE.COM.AU

### 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
85 MAIN ROAD, CAMPBELLS CREEK	\$165,000	22/11/16
3 POTTERY ROAD, CAMPBELLS CREEK	\$172,500	15/11/16
249 WHITE QUARTZ RD, FRYERSTOWN	\$132,000	26/03/16

**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.