



# STATEMENT OF INFORMATION

37 WEBBS ROAD, CAMPBELLS CREEK, VIC 3451

PREPARED BY DI SELWOOD, BENDIGO PROPERTY PLUS, PHONE: 0488 148 358

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**37 WEBBS ROAD, CAMPBELLS CREEK,**



**Indicative Selling Price**

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

**Price Range: \$167,000 to \$184,000**

Provided by: Di Selwood, Bendigo Property Plus

## MEDIAN SALE PRICE



**CAMPBELLS CREEK, VIC, 3451**

**Suburb Median Sale Price (Vacant Land)**

**\$135,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**32 PRINCESS ST, CAMPBELLS CREEK, VIC 3451**



**Sale Price**

**\$181,000**

Sale Date: 09/08/2017

Distance from Property: 1.1km



**10 NEATES RD, CAMPBELLS CREEK, VIC 3451**



**Sale Price**

**\$177,500**

Sale Date: 17/06/2017

Distance from Property: 1km



**18 TINGAY DR, CAMPBELLS CREEK, VIC 3451**



**Sale Price**

**\$168,000**

Sale Date: 08/06/2017

Distance from Property: 647m



This report has been compiled on 03/01/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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 and  
postcode

37 WEBBS ROAD, 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)

Price Range: \$167,000 to \$184,000

### Median sale price

Median price \$135,000

House

Unit

Suburb

CAMPBELLS  
CREEK

Period

01 January 2017 to 31 December  
2017

Source

 pricfinder

### Comparable property sales

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
32 PRINCESS ST, CAMPBELLS CREEK, VIC 3451	\$181,000	09/08/2017
10 NEATES RD, CAMPBELLS CREEK, VIC 3451	\$177,500	17/06/2017
18 TINGAY DR, CAMPBELLS CREEK, VIC 3451	\$168,000	08/06/2017