

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

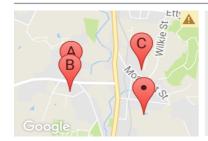
For the meaning of this price see consumer.vic.au/underquoting

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: **pricefinder**

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



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
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Indicative selling price

For the meaning of this price see 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	P	ricefinder

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