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	7 Sheoak Court, Campbells Creek, Victoria 3451

Indicative selling price

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

$275,000 or range between $ & $

Median sale price

Median price	$230,000	Property type	House	Suburb	Campbells Creek
Period - From	Jan 2022	to	Dec 2022	Source	Pricefinder.com.au

Comparable property sales

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
2a Maxwell Road, Campbells Creek	$270,000	26/07/2022
	$	
	$	

This Statement of Information was prepared on: 25/10/2023