Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

4/79 Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price | $459,000

Median sale price

| Median price | $484,500 | Property Type | House | Suburb | Campbells Creek |

| Period - From | 09/09/2019 | to | 08/09/2020 | Source | REIV |

Comparable property sales (*Delete A or B below as applicable)

A*   These are the three properties sold within two kilometres of the property for sale in the last six 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	13a Yeats St CASTLEMAINE 3450	$479,000	20/06/2020
2	22 Ray St CASTLEMAINE 3450	$435,000	23/07/2020
3	5/79 Main Rd CAMPBELLS CREEK 3451	$385,000	18/04/2019

OR

B*   ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: | 09/09/2020 12:41

CONSUMER AFFAIRS VICTORIA

cantwell
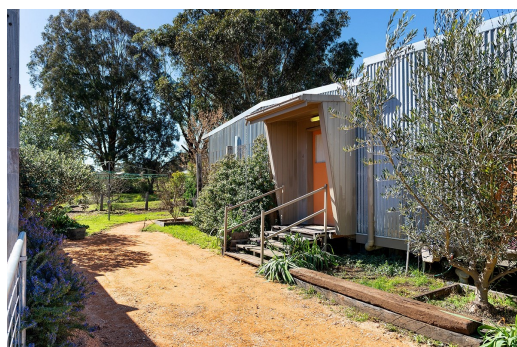
3   1   1

Rooms: 5
Property Type:
Land Size: 545 sqm approx

Agent Comments

Indicative Selling Price
$459,000
Median House Price
09/09/2019 - 08/09/2020: $484,500

Comparable Properties

13a Yeats St CASTLEMAINE 3450 (REI)

2   1   1

Price: $479,000
Method: Private Sale
Date: 20/06/2020
Rooms: 3
Property Type: House
Land Size: 389 sqm approx

Agent Comments

22 Ray St CASTLEMAINE 3450 (REI)

3   2   1

Price: $435,000
Method: Private Sale
Date: 23/07/2020
Property Type: House
Land Size: 460 sqm approx

Agent Comments

5/79 Main Rd CAMPBELLS CREEK 3451 (REI)

2   1   1

Price: $385,000
Method: Private Sale
Date: 18/04/2019
Rooms: 4
Property Type: House

Agent Comments

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

REIV   propertydata.com.au