

# 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

9 Catherine Court, 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)

Single price \$979,000

### Median sale price

Median price \$740,000

Property Type House

Suburb Campbells Creek

Period - From 01/07/2021

to 30/06/2022

Source REIV

### 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
1	3 Tingay Dr CAMPBELLS CREEK 3451	\$1,140,000	01/08/2022
2	19 Preshaw St CASTLEMAINE 3450	\$925,000	01/07/2022
3	24 Princess St CAMPBELLS CREEK 3451	\$900,000	10/03/2022

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.~~

This Statement of Information was prepared on:

01/09/2022 16:26



3 2 0

**Property Type:** Land  
**Land Size:** 1865 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$979,000

**Median House Price**  
Year ending June 2022: \$740,000

## Comparable Properties



**3 Tingay Dr CAMPBELLS CREEK 3451 (REI)**

**Agent Comments**

4 2 3

**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 01/08/2022  
**Property Type:** House  
**Land Size:** 1889 sqm approx



**19 Preshaw St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

4 1 5

**Price:** \$925,000  
**Method:** Private Sale  
**Date:** 01/07/2022  
**Property Type:** House  
**Land Size:** 1723 sqm approx



**24 Princess St CAMPBELLS CREEK 3451 (REI/VG)**

**Agent Comments**

4 1 2

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 10/03/2022  
**Property Type:** House  
**Land Size:** 972 sqm approx