

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

43a Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$777,000

Median sale price

Median price

\$755,000

Property Type

House

Suburb

Campbells Creek

Period - From

01/10/2021

to

30/09/2022

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	42 Moscript St CAMPBELLS CREEK 3451	\$820,000	26/08/2022
2	5 James St CASTLEMAINE 3450	\$730,000	27/07/2022
3	1 Douglas Cr CASTLEMAINE 3450	\$725,000	05/08/2022

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:

21/12/2022 11:53



 4  2  2

Rooms: 6
Property Type: Land
Land Size: 1141 sqm approx
Agent Comments

Indicative Selling Price
\$777,000

Median House Price
Year ending September 2022: \$755,000

Comparable Properties



42 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

 3  1  -

Price: \$820,000
Method: Private Sale
Date: 26/08/2022
Property Type: House
Land Size: 1744 sqm approx



5 James St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 4  1  2

Price: \$730,000
Method: Private Sale
Date: 27/07/2022
Property Type: House
Land Size: 658 sqm approx



1 Douglas Cr CASTLEMAINE 3450 (REI/VG)

Agent Comments

 4  1  4

Price: \$725,000
Method: Private Sale
Date: 05/08/2022
Property Type: House
Land Size: 669 sqm approx