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

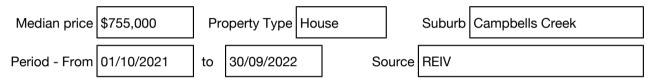
43a Main Road, Campbells Creek Vic 3451

Indicative selling price

For t	he meaning	of this	price see	consumer.v	ic.gov.au/	under	quoting	3

Single price \$777,000

Median sale price



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.

Ado	dress 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



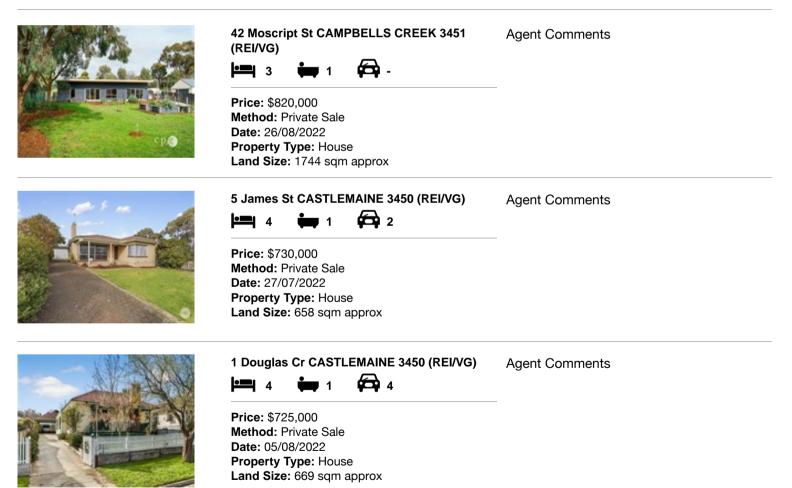






Rooms: 6 Property Type: Land Land Size: 1141 sqm approx Agent Comments Indicative Selling Price \$777,000 Median House Price Year ending September 2022: \$755,000

Comparable Properties



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



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.