

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 15A Chapel Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$565,000

Median sale price

Median price \$692,500 Property Type House Suburb Campbells Creek

Period - From 01/10/2024 to 31/12/2024 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 | 56 Main Rd CAMPBELLS CREEK 3451 | \$610,000 | 03/01/2025 |
| 2 | 40 Diamond Gully Rd CAMPBELLS CREEK 3451 | \$570,000 | 20/12/2024 |
| 3 | 7 Lawrence St CASTLEMAINE 3450 | \$572,000 | 05/12/2024 |

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: 20/01/2025 11:55



Property Type:
Agent Comments

Indicative Selling Price
\$565,000
Median House Price
December quarter 2024: \$692,500

Comparable Properties



56 Main Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 03/01/2025
Property Type: House
Land Size: 1000 sqm approx



40 Diamond Gully Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 20/12/2024
Property Type: House
Land Size: 7812 sqm approx



7 Lawrence St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$572,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 622 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377