Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	le
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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	Pro	perty Type Hou	ıse	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.

JY	
This Statement of Information was prepared on:	20/01/2025 11:55









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

Comparable Properties



56 Main Rd CAMPBELLS CREEK 3451 (REI)

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



40 Diamond Gully Rd CAMPBELLS CREEK 3451 (REI)



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



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





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