

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

93 Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$502,000

Property Type

House

Suburb

Campbells Creek

Period - From

11/01/2020

to

10/01/2021

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	1 Roalies PI CAMPBELLS CREEK 3451	\$540,000	08/01/2021
2	8 Reckleben St CASTLEMAINE 3450	\$495,000	04/01/2021
3	4/79 Main Rd CAMPBELLS CREEK 3451	\$459,000	16/09/2020

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:

11/01/2021 11:53



Property Type: Land
Land Size: 780 sqm approx
 Agent Comments

Indicative Selling Price
 \$520,000

Median House Price
 11/01/2020 - 10/01/2021: \$502,000

Comparable Properties



1 Roalies PI CAMPBELLS CREEK 3451 (REI) Agent Comments



Price: \$540,000
Method: Private Sale
Date: 08/01/2021
Property Type: House
Land Size: 600 sqm approx



8 Reckleben St CASTLEMAINE 3450 (REI) Agent Comments



Price: \$495,000
Method: Private Sale
Date: 04/01/2021
Property Type: House
Land Size: 960 sqm approx



4/79 Main Rd CAMPBELLS CREEK 3451 (REI/VG) Agent Comments



Price: \$459,000
Method: Private Sale
Date: 16/09/2020
Rooms: 5
Property Type: House
Land Size: 545 sqm approx