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

38 Elizabeth Street, Campbells Creek Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$638,000		&		\$645,000			
Median sale price								
Median price	\$687,500	Pro	Property Type Hous		se		Suburb	Campbells Creek
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	59 Berkeley St CASTLEMAINE 3450	\$650,000	11/10/2024
2	2 Ross Dr CASTLEMAINE 3450	\$664,000	24/09/2024
3	39 Moscript St CAMPBELLS CREEK 3451	\$632,000	05/08/2024

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:

29/10/2024 10:54









Property Type: House Land Size: 2178 sqm approx Agent Comments Indicative Selling Price \$638,000 - \$645,000 Median House Price September quarter 2024: \$687,500

Comparable Properties

59 Berkeley St CASTLEMAINE 3450 (REI) 3 2 3 3 Price: \$650,000 Method: Private Sale Date: 11/10/2024 Property Type: House Land Size: 1046 sqm approx	Agent Comments
2 Ross Dr CASTLEMAINE 3450 (REI) 2 1 2 - Price: \$664,000 Method: Private Sale Date: 24/09/2024 Property Type: House Land Size: 2831 sqm approx	Agent Comments
39 Moscript St CAMPBELLS CREEK 3451 (REI) 2 1 2 2 Price: \$632,000 Method: Private Sale Date: 05/08/2024 Property Type: House Land Size: 2465 sqm approx	Agent Comments

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



propertydata

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