

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 between \$638,000 & \$645,000

Median sale price

Median price \$687,500 Property Type House Suburb Campbells Creek

Period - From 01/07/2024 to 30/09/2024 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	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



3 1 2

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)

Agent Comments

3 2 3

Price: \$650,000
Method: Private Sale
Date: 11/10/2024
Property Type: House
Land Size: 1046 sqm approx



2 Ross Dr CASTLEMAINE 3450 (REI)

Agent Comments

2 1 -

Price: \$664,000
Method: Private Sale
Date: 24/09/2024
Property Type: House
Land Size: 2831 sqm approx



39 Moscript St CAMPBELLS CREEK 3451 (REI)

Agent Comments

2 1 2

Price: \$632,000
Method: Private Sale
Date: 05/08/2024
Property Type: House
Land Size: 2465 sqm approx