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

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.