

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	2 National School Lane, Campbells Creek Vic 3451
Including suburb and	, '
postcode	

Indicative selling price

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

Range between \$760,000	&	\$820,000
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Median sale price

Median price	\$470,000	Hou	use X	Uni	ŧ	Suburb	Campbells Creek
Period - From	01/07/2016	to	30/06/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	85 White Gum Rd BARKERS CREEK 3451	\$835,000	15/10/2016
2	27 Butterworth St CASTLEMAINE 3450	\$760,000	06/02/2017
3	1 Mcmeekin St CASTLEMAINE 3450	\$740,000	14/03/2017

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.

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





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Indicative Selling Price \$760,000 - \$820,000 Median House Price Year ending June 2017: \$470,000

Comparable Properties



85 White Gum Rd BARKERS CREEK 3451

(REI)

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Price: \$835,000 Method: Private Sale Date: 15/10/2016

Rooms: 6

Property Type: House

Land Size: 16000 sqm approx

Agent Comments



27 Butterworth St CASTLEMAINE 3450

(REI/VG)

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Price: \$760,000 Method: Private Sale Date: 06/02/2017 Rooms: -

Property Type: House

Land Size: 4576 sqm approx

Agent Comments

Agent Comments



1 Mcmeekin St CASTLEMAINE 3450 (REI/VG)

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Price: \$740,000

Method: Private Sale Date: 14/03/2017 Rooms: -

Property Type: House

Land Size: 10000 sqm approx

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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.

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