

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	27 Main Road, Campbells Creek Vic 3451
Including suburb or	•
locality andpostcode	

Indicative selling price

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

Single price \$398,000

Median sale price

Median price	\$481,000	Hou	ise X	Unit		Suburb or locality	Campbells Creek
Period - From	01/04/2018	to	31/03/2019		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	aress of comparable property	TILCE	Date of Sale
1	145 Johnstone St CASTLEMAINE 3450	\$425,000	30/10/2018
2	120 Main Rd CAMPBELLS CREEK 3451	\$415,000	07/03/2018
3	5/79 Main Rd CAMPBELLS CREEK 3451	\$385,000	18/04/2019

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 eighteen months.

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





Price

Date of sale

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Rooms:

Property Type: House (Res) Land Size: 1619 sqm approx

Agent Comments

Indicative Selling Price \$398,000 **Median House Price** Year ending March 2019: \$481,000

Comparable Properties

145 Johnstone St CASTLEMAINE 3450 (VG)

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= 3





Price: \$425,000 Method: Sale Date: 30/10/2018 Rooms: -

Property Type: House (Res)

Land Size: 566 sqm approx

120 Main Rd CAMPBELLS CREEK 3451 (REI/VG)





Price: \$415,000 Method: Private Sale Date: 07/03/2018 Rooms: 6

Property Type: House Land Size: 413 sqm approx **Agent Comments**

Agent Comments



5/79 Main Rd CAMPBELLS CREEK 3451 (REI)

-- 2 Price: \$385,000

Method: Private Sale Date: 18/04/2019 Rooms: 4

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

Property Type: House

3172





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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Agent Comments