

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 and
postcode

2 CHAPEL STREET CAMPBELLS CREEK VIC 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Campbells Creek

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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

4 ROBERTS AVENUE CASTLEMAINE VIC 3450	\$625,000	30-Aug-23
6 ROBERTS AVENUE CASTLEMAINE VIC 3450	\$620,000	04-Jun-24
58 KENNEDY STREET CASTLEMAINE VIC 3450	\$615,000	05-Jul-24

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: 03 December 2024



**4 ROBERTS AVENUE
CASTLEMAINE VIC 3450**

3 1 -

Sold Price **\$625,000** Sold Date **30-Aug-23**

Distance **1.61km**

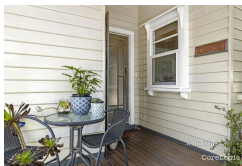


**6 ROBERTS AVENUE
CASTLEMAINE VIC 3450**

3 1 -

Sold Price **\$620,000** Sold Date **04-Jun-24**

Distance **1.64km**



**58 KENNEDY STREET
CASTLEMAINE VIC 3450**

3 1 2

Sold Price **\$615,000** Sold Date **05-Jul-24**

Distance **2.9km**

RS = Recent sale

UN = Undisclosed Sale

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