

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 65 Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$195,000

Median sale price

Median price \$250,000 Property Type Vacant land Suburb Campbells Creek

Period - From 24/10/2023 to 23/10/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

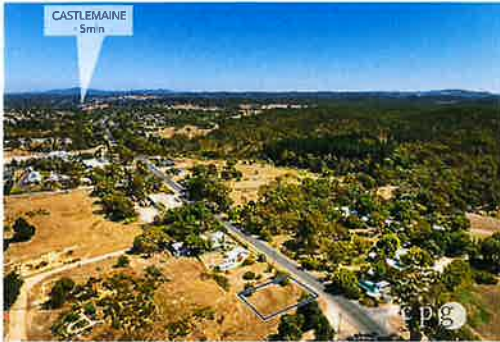
A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	19 Gunangara Dr MUCKLEFORD 3451	\$245,000	21/01/2024
2	40 Brigade Av CAMPBELLS CREEK 3451	\$210,000	01/12/2023
3	116 Fryers Rd CHEWTON 3451	\$220,000	22/06/2023

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: 24/10/2024 13:19



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Property Type: Residential Land
Land Size: 615 sqm approx
Agent Comments

Indicative Selling Price
 \$195,000
Median Land Price
 24/10/2023 - 23/10/2024: \$250,000

Comparable Properties



19 Gunangara Dr MUCKLEFORD 3451 (REI/VG)

Agent Comments

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Price: \$245,000
Method: Private Sale
Date: 21/01/2024
Property Type: Land
Land Size: 591 sqm approx



40 Brigade Av CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

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Price: \$210,000
Method: Private Sale
Date: 01/12/2023
Property Type: Land
Land Size: 500 sqm approx



116 Fryers Rd CHEWTON 3451 (REI/VG)

Agent Comments

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Price: \$220,000
Method: Private Sale
Date: 22/06/2023
Property Type: Land
Land Size: 1034 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377