Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Occition 47 At of the Estate Agents Act 1900 | | | |
|--|--------------------|------------------|--------------|
| Property offered for sale | | | |
| Address Including suburb and postcode 9 Romulea | d | | |
| Indicative selling price | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | |
| Single price \$245,000 | | | |
| Median sale price* | | | |
| Median price | Property Type Subu | Irb McKenzie H | ill |
| Period - From to | Source | | |
| 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. | | | |
| Address of comparable property | | Price | Date of sale |
| 1 51 Diamond Gully Rd CAMPBELLS CREEK 3451 | | \$210,000 | 06/12/2024 |
| 2 3 Banya St MUCKLEFORD 3451 | | \$230,000 | 18/11/2024 |
| 3 4 Wirilda Av CAMPBELLS CREEK 3451 | | \$250,000 | 22/07/2024 |
| 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. | | | |
| This Statement of Information was prepared on: | | 29/01/2025 13:55 | |
| * When this Statement of Information was prepared, publicly available information providing median sale | | | |



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.











Property Type: Land Land Size: 418 sqm approx

Agent Comments

Indicative Selling Price \$245,000 No median price available

Comparable Properties



51 Diamond Gully Rd CAMPBELLS CREEK 3451 (REI/VG)







Price: \$210,000 Method: Private Sale Date: 06/12/2024 Property Type: Land Land Size: 686 sqm approx **Agent Comments**

3 Banya St MUCKLEFORD 3451 (VG)

Price: \$230,000





Agent Comments

Method: Sale Date: 18/11/2024 Property Type: Land

Land Size: 904 sqm approx

4 Wirilda Av CAMPBELLS CREEK 3451 (VG)





Agent Comments

Price: \$250,000 Method: Sale Date: 22/07/2024 Property Type: Land Land Size: 544 sqm approx

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





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