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

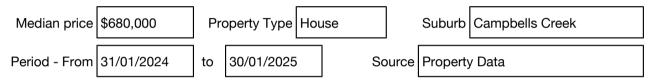
12 Shilney Court, Campbells Creek Vic 3451

Indicative selling price

	consumer.vic.gov.a	

Single price \$720,000

Median sale price



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	9 Shilney Ct CAMPBELLS CREEK 3451	\$680,000	30/12/2024
2	12 Sheoak Ct CAMPBELLS CREEK 3451	\$705,000	25/11/2024
3	16 Sheoak Ct CAMPBELLS CREEK 3451	\$695,000	24/09/2024

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:

31/01/2025 15:06









Property Type: House Land Size: 972 sqm approx Agent Comments Indicative Selling Price \$720,000 Median House Price 31/01/2024 - 30/01/2025: \$680,000

Comparable Properties



Price: \$680,000 Method: Private Sale Date: 30/12/2024 Property Type: House

Land Size: 724 sqm approx

•

3

12 Sheoak Ct CAMPBELLS CREEK 3451 (REI/VG)

9 Shilney Ct CAMPBELLS CREEK 3451 (REI)

5



Price: \$705,000 Method: Private Sale Date: 25/11/2024 Property Type: House Land Size: 895 sqm approx

16 Sheoak Ct CAMPBELLS CREEK 3451 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$695,000 Method: Private Sale Date: 24/09/2024 Property Type: House Land Size: 1030 sqm approx

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

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. 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.