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	68 Main Road, Campbells Creek Vic 3451
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$550,000	&	\$595,000
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Median sale price

Median price	\$680,000	Pro	perty Type	House		Suburb	Campbells Creek
Period - From	12/02/2024	to	11/02/2025		Source	Property	/ Data

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

Address of comparable property		Price	Date of sale
1	39 Happy Valley Rd CASTLEMAINE 3450	\$476,000	23/01/2025
2	56 Main Rd CAMPBELLS CREEK 3451	\$610,000	03/01/2025
3	7 Lawrence St CASTLEMAINE 3450	\$572,000	05/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	12/02/2025 15:31













Property Type: Land

Land Size: 2003 sqm approx

Agent Comments

Indicative Selling Price \$550,000 - \$595,000 Median House Price 12/02/2024 - 11/02/2025: \$680,000

Comparable Properties



39 Happy Valley Rd CASTLEMAINE 3450 (REI)

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Agent Comments

Price: \$476,000 Method: Private Sale Date: 23/01/2025 Property Type: House Land Size: 3328 sqm approx

56 Main Rd CAMPBELLS CREEK 3451 (REI)

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Agent Comments

Price: \$610,000 Method: Private Sale Date: 03/01/2025 Property Type: House Land Size: 1000 sqm approx



7 Lawrence St CASTLEMAINE 3450 (REI)

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Price: \$572,000 Method: Private Sale Date: 05/12/2024 Property Type: House Land Size: 622 sqm approx Agent Comments

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





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