# 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

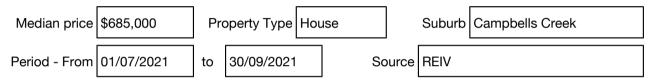
146 Main Road, Campbells Creek Vic 3451

## Indicative selling price

For the meaning of this		

Single price \$679,000

#### 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	24 Mckenzie Way MCKENZIE HILL 3451	\$745,000	11/10/2021
2	1 Newell Ct CAMPBELLS CREEK 3451	\$740,000	28/10/2021
3	36 Elizabeth St CAMPBELLS CREEK 3451	\$695,000	15/10/2021

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:

10/11/2021 12:06





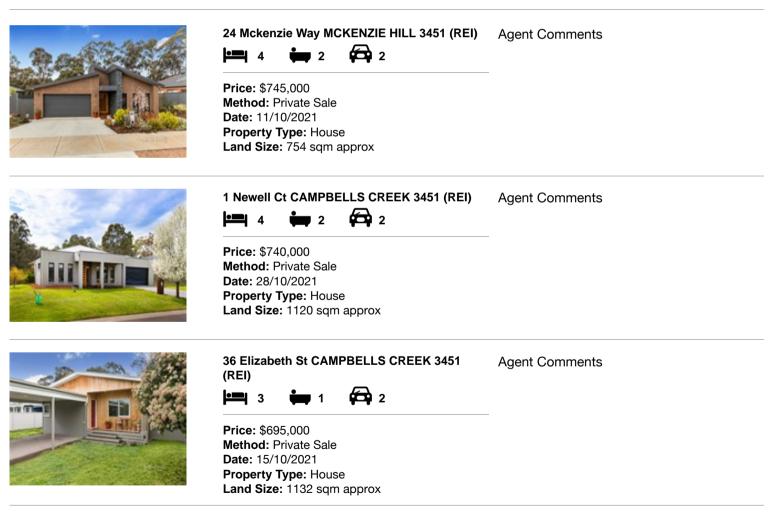




Rooms: 8 Property Type: House (Res) Land Size: 905 sqm approx Agent Comments Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

> Indicative Selling Price \$679,000 Median House Price September quarter 2021: \$685,000

# **Comparable Properties**



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



propertydata

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