

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 price see consumer.vic.gov.au/underquoting

Single price \$679,000

Median sale price

Median price \$685,000

Property Type House

Suburb Campbells Creek

Period - From 01/07/2021

to 30/09/2021

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	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

146 Main Road, Campbells Creek Vic 3451



Genevieve Cantwell

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Indicative Selling Price

\$679,000

Median House Price

September quarter 2021: \$685,000



4 2 2

Rooms: 8

Property Type: House (Res)

Land Size: 905 sqm approx

Agent Comments

Comparable Properties



24 McKenzie Way MCKENZIE HILL 3451 (REI)

Agent Comments

4 2 2

Price: \$745,000

Method: Private Sale

Date: 11/10/2021

Property Type: House

Land Size: 754 sqm approx



1 Newell Ct CAMPBELLS CREEK 3451 (REI)

Agent Comments

4 2 2

Price: \$740,000

Method: Private Sale

Date: 28/10/2021

Property Type: House

Land Size: 1120 sqm approx



36 Elizabeth St CAMPBELLS CREEK 3451 (REI)

Agent Comments

3 1 2

Price: \$695,000

Method: Private Sale

Date: 15/10/2021

Property Type: House

Land Size: 1132 sqm approx

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



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