Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

			Occiloi	17/71	of the Estate A	genis Act 1500	
Property offered for sale							
Address Including suburb and postcode	uding suburb and						
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price \$245,000							
Median sale price*							
Median price	Pi	roperty Type		Suk	ourb McKenzie H	Hill	
Period - From	to		So	urce			
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 13 Banksia Ct CAMPBELLS CREEK 3451					\$210,000	23/07/2024	
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 13:51							
* When this Statement of Information was prepared, publicly available information providing median sale							



reprices 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.







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

13 Banksia Ct CAMPBELLS CREEK 3451 (VG)



Agent Comments

Agent Comments

Price: \$210,000 Method: Sale Date: 23/07/2024 Property Type: Land Land Size: 798 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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