

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

51 Diamond Gully Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$249,000

Median sale price

Median price \$265,000

Property Type Vacant land

Suburb Campbells Creek

Period - From 15/02/2023

to 14/02/2024

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	10 Banksia Ct CAMPBELLS CREEK 3451	\$285,000	31/08/2023
2	22 Maldon Rd MCKENZIE HILL 3451	\$265,000	28/02/2023
3	40 Brigade Av CAMPBELLS CREEK 3451	\$210,000	01/12/2023

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:

15/02/2024 14:16



Property Type:
Agent Comments

Indicative Selling Price
\$249,000

Median Land Price
15/02/2023 - 14/02/2024: \$265,000

Comparable Properties



10 Banksia Ct CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$285,000
Method: Private Sale
Date: 31/08/2023
Property Type: Land
Land Size: 871 sqm approx



22 Maldon Rd MCKENZIE HILL 3451 (REI/VG)

Agent Comments



Price: \$265,000
Method: Private Sale
Date: 28/02/2023
Property Type: Land
Land Size: 581 sqm approx



40 Brigade Av CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$210,000
Method: Private Sale
Date: 01/12/2023
Property Type: Land
Land Size: 500 sqm approx

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