

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

32 Diamond Gully Road, Campbells Creek Vic 3451

Indicative selling price

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

Range between

\$490,000

&

\$520,000

Median sale price

Median price

\$508,000

Property Type

House

Suburb

Campbells Creek

Period - From

01/10/2018

to

30/09/2019

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 eighteen 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	56 Ranters Gully Rd MUCKLEFORD 3451	\$540,000	12/03/2019
2	4 Greens Rd CAMPBELLS CREEK 3451	\$505,000	20/12/2018
3			

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 eighteen months.~~

This Statement of Information was prepared on:

11/12/2019 13:57

32 Diamond Gully Road, Campbells Creek Vic 3451



Genevieve Cantwell

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Indicative Selling Price

\$490,000 - \$520,000

Median House Price

Year ending September 2019: \$508,000



3 2 2

Rooms: 6

Property Type: House (Res)

Land Size: 12572 sqm approx

Agent Comments

Comparable Properties



56 Ranters Gully Rd MUCKLEFORD 3451
(REI/VG)

Agent Comments

4 2 4

Price: \$540,000

Method: Private Sale

Date: 12/03/2019

Property Type: House

Land Size: 40000 sqm approx



4 Greens Rd CAMPBELLS CREEK 3451
(REI/VG)

Agent Comments

4 2 2

Price: \$505,000

Method: Private Sale

Date: 20/12/2018

Property Type: House

Land Size: 28328 sqm approx

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 eighteen months.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.