

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

4 Sundew Tce, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$319,000

Median sale price

Median price \$270,000

Property Type Vacant land

Suburb Campbells Creek

Period - From 07/11/2021

to 06/11/2022

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	7-9 Blakeley Rd CASTLEMAINE 3450	\$345,000	02/08/2022
2	4a Maclise St CASTLEMAINE 3450	\$305,000	21/01/2022
3	4A Butterworth St CASTLEMAINE 3450	\$300,000	25/08/2022

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:

07/11/2022 12:42



Property Type:
Agent Comments

Indicative Selling Price
\$319,000

Median Land Price
07/11/2021 - 06/11/2022: \$270,000

Comparable Properties



7-9 Blakeley Rd CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 02/08/2022
Property Type: Land
Land Size: 656 sqm approx

4a Maclise St CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$305,000
Method: Sale
Date: 21/01/2022
Property Type: Land

4A Butterworth St CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$300,000
Method: Sale
Date: 25/08/2022
Property Type: Land
Land Size: 402 sqm approx