## 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

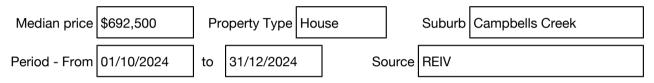
3 Station Street, Campbells Creek Vic 3451

## Indicative selling price

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Single price \$649,000

#### Median sale price



#### 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	3 Gaffney St CASTLEMAINE 3450	\$700,000	22/10/2024
2	9 Treasure St CASTLEMAINE 3450	\$701,000	21/10/2024
3	1 Flower Ct CAMPBELLS CREEK 3451	\$710,000	26/06/2024

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:

18/03/2025 16:01









Property Type: House Land Size: 566 sqm approx Agent Comments

**Indicative Selling Price** \$649,000 **Median House Price** December guarter 2024: \$692,500

# **Comparable Properties**



3 2 Price: \$700,000 Method: Private Sale Date: 22/10/2024 Property Type: House Land Size: 588 sqm approx

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3 Gaffney St CASTLEMAINE 3450 (REI/VG)

Agent Comments



9 Treasure St CASTLEMAINE 3450 (REI/VG)



Price: \$701,000 Method: Private Sale Date: 21/10/2024 Property Type: House Land Size: 658 sqm approx

1 Flower Ct CAMPBELLS CREEK 3451 (REI/VG) 2 4

Agent Comments

Agent Comments

Price: \$710,000 Method: Private Sale Date: 26/06/2024 Property Type: House Land Size: 2558 sqm approx

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

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