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	36 Princess Street, C	Campbells Creek Vic 3451	
Including suburb or		-	
locality and postcode			

Indicative selling price

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

Single price \$375,000

Median sale price

Median price	\$272,500	Pro	perty Type	Vacant land	t	Suburb	Campbells Creek
Period - From	04/12/2022	to	03/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	50 Main Rd CAMPBELLS CREEK 3451	\$400,000	22/11/2022
2	18 Chapmans Rd CASTLEMAINE 3450	\$379,000	08/11/2023
3	13b Penhallurick St CAMPBELLS CREEK 3451	\$360,000	31/05/2023

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:	04/12/2023 14:50
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Property Type:Agent Comments

Indicative Selling Price \$375,000 Median Land Price 04/12/2022 - 03/12/2023: \$272,500

Comparable Properties



50 Main Rd CAMPBELLS CREEK 3451 (VG)

· *E*

Price: \$400,000 Method: Sale Date: 22/11/2022 Property Type: Land

Land Size: 3802 sqm approx

Agent Comments



18 Chapmans Rd CASTLEMAINE 3450 (REI)

Price: \$379,000 Method: Private Sale Date: 08/11/2023 Property Type: Land

Land Size: 1651 sqm approx

Agent Comments



13b Penhallurick St CAMPBELLS CREEK 3451 Agent Comments

(REI/VG)

Price: \$360,000 Method: Private Sale Date: 31/05/2023 Property Type: Land

Land Size: 1003 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377





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