# 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

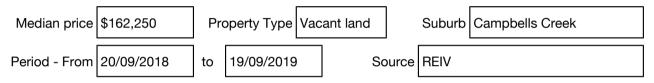
1/56 Fryers-Campbells Creek Road, Campbells Creek Vic 3451

### Indicative selling price

For the	meaning	of this	price see	e consume	r.vic.gov	.au/unde	rquoting
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Single price \$235,000

#### 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.

Add	dress of comparable property	Price	Date of sale
1	16 Neates Rd CAMPBELLS CREEK 3451	\$250,000	10/07/2018
2	50 Main Rd CAMPBELLS CREEK 3451	\$233,250	05/10/2018
3	22 Neates Rd CAMPBELLS CREEK 3451	\$205,000	04/05/2018

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:

20/09/2019 11:40



## 1/56 Fryers-Campbells Creek Road, Campbells Creek Vic 3451







Property Type: Land Land Size: 3909 sqm approx 03 54721133 0418362270 genevieve@cantwellproperty.com.au Indicative Selling Price

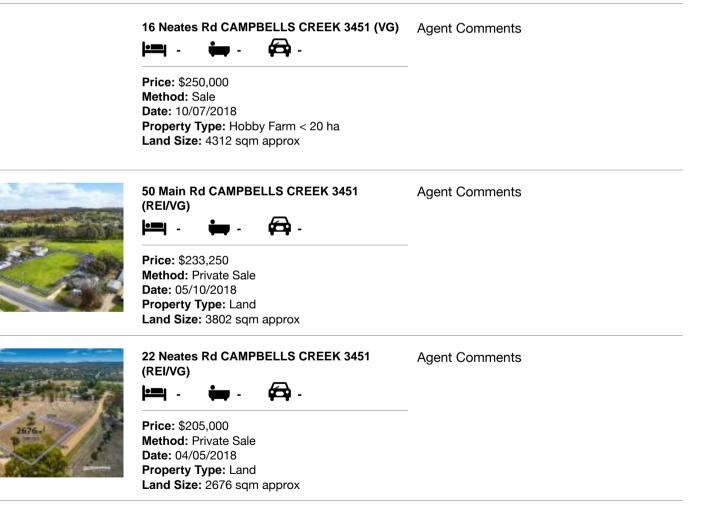
Genevieve Cantwell

\$235,000 Median Land Price 20/09/2018 - 19/09/2019: \$162,250

Agent Comments

The sewer is connected and town water, mains gas and power are available. The block has an east facing aspect and bitumen road at the front. It is ideally located within a short stroll to the local shop, sporting grounds and schools.

# **Comparable Properties**



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.