# 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

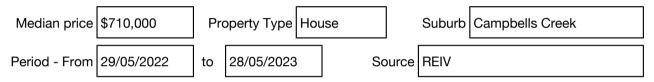
17 Fryers Road, Campbells Creek Vic 3451

# Indicative selling price

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Single price \$659,000

#### 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	5 Main Rd CAMPBELLS CREEK 3451	\$670,000	10/03/2023
2	4 Carol St CASTLEMAINE 3450	\$655,000	21/04/2023
3	171 Main Rd CAMPBELLS CREEK 3451	\$625,000	10/03/2022

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:

29/05/2023 16:07



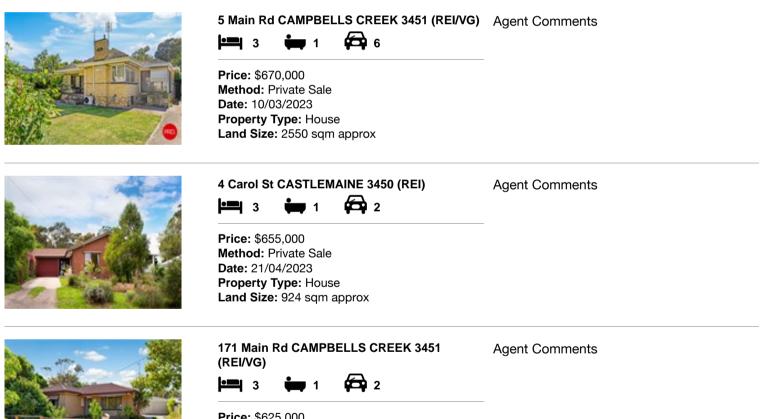






**Property Type:** House **Land Size:** 710 sqm approx Agent Comments Indicative Selling Price \$659,000 Median House Price 29/05/2022 - 28/05/2023: \$710,000

# **Comparable Properties**



Price: \$625,000 Method: Private Sale Date: 10/03/2022 Property Type: House Land Size: 752 sqm approx

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



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