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	40 Diamond Gully Road, 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 \$585,000

Median sale price

Median price	\$692,500	Pro	perty Type	House		Suburb	Campbells Creek
Period - From	05/12/2023	to	04/12/2024		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	39 Moscript St CAMPBELLS CREEK 3451	\$632,000	05/08/2024
2	1 Donkey Gully Rd CAMPBELLS CREEK 3451	\$660,000	26/07/2024
3	42 Elizabeth St CAMPBELLS CREEK 3451	\$675,000	13/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	05/12/2024 16:14







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Rooms: 1

Property Type: House Land Size: 7860 sqm approx

Agent Comments

Indicative Selling Price \$585,000 Median House Price 05/12/2023 - 04/12/2024: \$692,500

Comparable Properties



39 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

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2

Agent Comments

Price: \$632,000 Method: Private Sale Date: 05/08/2024 Property Type: House Land Size: 2465 sqm approx



1 Donkey Gully Rd CAMPBELLS CREEK 3451 (REI/VG)

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1

Agent Comments

Price: \$660,000 Method: Private Sale Date: 26/07/2024 Property Type: House Land Size: 3084 sqm approx



42 Elizabeth St CAMPBELLS CREEK 3451 (REI/VG)

2





2

Price: \$675,000 Method: Private Sale Date: 13/06/2024 Property Type: House Land Size: 1170 sqm approx Agent Comments

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





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