

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

14 Chapel Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$670,000

Property Type

House

Suburb

Campbells Creek

Period - From

01/10/2020

to

31/12/2020

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.

	Address of comparable property	Price	Date of sale
1	22 Yeats St CASTLEMAINE 3450	\$652,000	08/02/2021
2	20 Gainsborough St CASTLEMAINE 3450	\$620,000	21/08/2020
3	1 Roalies Pl CAMPBELLS CREEK 3451	\$540,000	08/01/2021

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:

11/03/2021 16:34



 3  1  1

Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price
\$595,000

Median House Price
December quarter 2020: \$670,000

Comparable Properties



22 Yeats St CASTLEMAINE 3450 (REI)

Agent Comments

 3  1  3

Price: \$652,000
Method: Private Sale
Date: 08/02/2021
Property Type: House
Land Size: 1011 sqm approx



20 Gainsborough St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 4  1  -

Price: \$620,000
Method: Private Sale
Date: 21/08/2020
Rooms: 5
Property Type: House
Land Size: 1004 sqm approx



1 Roalies PI CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

 4  1  2

Price: \$540,000
Method: Private Sale
Date: 08/01/2021
Property Type: House
Land Size: 600 sqm approx