

# 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

38 Princess Street, Campbells Creek Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$850,000

### Median sale price

Median price

\$484,500

Property Type

House

Suburb

Campbells Creek

Period - From

05/10/2019

to

04/10/2020

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	28 Odgers Rd CASTLEMAINE 3450	\$855,000	07/07/2020
2	25 Brown St CASTLEMAINE 3450	\$825,000	18/09/2020
3	3 George St CHEWTON 3451	\$815,000	31/10/2019

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:

05/10/2020 12:34



 3    1    2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 3000 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$850,000

**Median House Price**  
 05/10/2019 - 04/10/2020: \$484,500

## Comparable Properties



**28 Odgers Rd CASTLEMAINE 3450 (REI)**

Agent Comments

 4    2    2

**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 07/07/2020  
**Property Type:** House  
**Land Size:** 8100 sqm approx



**25 Brown St CASTLEMAINE 3450 (REI)**

Agent Comments

 4    3    6

**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 18/09/2020  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 3000 sqm approx



**3 George St CHEWTON 3451 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 31/10/2019  
**Property Type:** House  
**Land Size:** 969 sqm approx