

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

70 Fryers Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$385,000

Median sale price

Median price \$680,000

Property Type House

Suburb Campbells Creek

Period - From 29/01/2024

to 28/01/2025

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 eighteen 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 | 39 Happy Valley Rd CASTLEMAINE 3450 | \$476,000 | 23/01/2025 |
| 2 | 11 Adelaide St CHEWTON 3451 | \$350,000 | 12/07/2024 |
| 3 | | | |

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 eighteen months.

This Statement of Information was prepared on:

29/01/2025 09:57



Property Type: Land
Land Size: 2229 sqm approx
 Agent Comments

Indicative Selling Price
 \$385,000

Median House Price
 29/01/2024 - 28/01/2025: \$680,000

Comparable Properties



39 Happy Valley Rd CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$476,000
Method: Private Sale
Date: 23/01/2025
Property Type: House
Land Size: 3328 sqm approx



11 Adelaide St CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 12/07/2024
Property Type: House
Land Size: 1801 sqm approx

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 eighteen months.

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