

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

58 Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$445,000

Median sale price*

Median price \$481,000

House

X

Unit

Suburb or locality

Campbells Creek

Period - From 10/08/2018

to

10/08/2019

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 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	12 Adams St CASTLEMAINE 3450	\$435,000	11/10/2018
2	15 Douglas Cr CASTLEMAINE 3450	\$429,000	19/05/2018
3	59 Duke St CASTLEMAINE 3450	\$371,000	20/05/2019

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 eighteen months.



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Rooms:

Property Type: House

Land Size: 800 approx sqm
approx

Agent Comments

Open fire place, hydronic heating, separate studio/living space.

Indicative Selling Price

\$445,000

Median House Price *

10/08/2018 - 10/08/2019: \$481,000

* Agent calculated median

Comparable Properties



12 Adams St CASTLEMAINE 3450 (REI/VG)

Agent Comments

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Price: \$435,000

Method: Private Sale

Date: 11/10/2018

Rooms: -

Property Type: House

Land Size: 870 sqm approx

15 Douglas Cr CASTLEMAINE 3450 (VG)

Agent Comments

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Price: \$429,000

Method: Sale

Date: 19/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 669 sqm approx



59 Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 2  1  1

Price: \$371,000

Method: Private Sale

Date: 20/05/2019

Rooms: 3

Property Type: House

Land Size: 845 sqm approx