

# 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

7/79 Main Road, 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

\$595,000

### Median sale price

Median price

\$685,000

Property Type

House

Suburb

Campbells Creek

Period - From

01/07/2021

to

30/09/2021

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	141 JOHNSTONE St CASTLEMAINE 3450	\$590,000	09/12/2021
2	43 Wilkie St CASTLEMAINE 3450	\$561,000	01/10/2021
3	19 Fryers Rd CAMPBELLS CREEK 3451	\$560,000	21/09/2021

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:

23/12/2021 14:57



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$595,000

**Median House Price**  
September quarter 2021: \$685,000

## Comparable Properties



**141 JOHNSTONE St CASTLEMAINE 3450 (REI)** Agent Comments



**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 09/12/2021  
**Property Type:** House  
**Land Size:** 619 sqm approx



**43 Wilkie St CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$561,000  
**Method:** Private Sale  
**Date:** 01/10/2021  
**Property Type:** House  
**Land Size:** 647 sqm approx



**19 Fryers Rd CAMPBELLS CREEK 3451 (REI/VG)**

Agent Comments



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 21/09/2021  
**Property Type:** House  
**Land Size:** 925 sqm approx