

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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### Indicative selling price

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

Single price	\$495,000
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#### Median sale price\*

Median price	House	е	Unit		Suburb or locality	Campbells Creek
Period - From	to			Source		

## 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

	are each comparation property		2000 01 0010
1	110 Diamond Gully Rd MCKENZIE HILL 3451	\$450,000	20/02/2017
2	8 Scott Ct CAMPBELLS CREEK 3451	\$450,000	03/10/2016
3	1 Neates Rd CAMPBELLS CREEK 3451	\$410,000	08/02/2017

#### 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.
- \* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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





Price

Date of sale

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Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 3899 sqm approx

**Agent Comments** 

Indicative Selling Price \$495,000 No median price available

# Comparable Properties



110 Diamond Gully Rd MCKENZIE HILL 3451

(VG)

**=** 3





Price: \$450,000 Method: Sale Date: 20/02/2017

Rooms: -

**Property Type:** Hobby Farm < 20 ha (Rur)

Land Size: 4629 sqm approx

Agent Comments



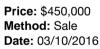






**Agent Comments** 

**Agent Comments** 



Rooms: -

Property Type: House (Res) Land Size: 2918 sqm approx

1 Neates Rd CAMPBELLS CREEK 3451

(REI/VG)





**Price:** \$410,000 **Method:** Private Sale **Date:** 08/02/2017

Rooms: 4

**Property Type:** House **Land Size:** 3000 sqm approx

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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