Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	69 Princess Street, Campbells Creek Vic 3451
Including suburb or	·
locality and postcode	

Indicative selling price

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

Single price \$765,000

Median sale price

Median price	\$685,000	Pro	perty Type	House		Suburb	Campbells Creek
Period - From	31/10/2023	to	30/10/2024		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

Aut	areas or comparable property	1 1100	Date of Sale
1	50 Stephen St CAMPBELLS CREEK 3451	\$750,000	01/10/2024
2	1 Flower Ct CAMPBELLS CREEK 3451	\$710,000	26/06/2024
3	6 Moscript St CAMPBELLS CREEK 3451	\$750,000	20/04/2024

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:	31/10/2024 11:01



Date of sale











Property Type: House Land Size: 3200 sqm approx

Agent Comments

Indicative Selling Price \$765,000 **Median House Price** 31/10/2023 - 30/10/2024: \$685,000

Comparable Properties



50 Stephen St CAMPBELLS CREEK 3451 (REI) Agent Comments

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Price: \$750,000 Method: Private Sale Date: 01/10/2024 Property Type: House Land Size: 1308 sqm approx



1 Flower Ct CAMPBELLS CREEK 3451

(REI/VG)

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Price: \$710,000 Method: Private Sale Date: 26/06/2024 Property Type: House Land Size: 2558 sqm approx **Agent Comments**



6 Moscript St CAMPBELLS CREEK 3451

(REI/VG)





Price: \$750,000 Method: Private Sale Date: 20/04/2024 Property Type: House Land Size: 2493 sqm approx Agent Comments

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





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