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

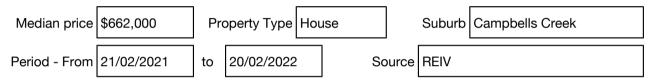
6 Fryers Road, Campbells Creek Vic 3451

Indicative selling price

For the meaning of	this price see	consumer.vic.gov.au/	underquoting
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Single price \$595,000

Median sale price



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	25 Fryers Rd CAMPBELLS CREEK 3451	\$650,000	03/09/2021
2	18 Shadforth St CASTLEMAINE 3450	\$575,000	11/02/2022
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:

21/02/2022 16:26









Property Type: House (Res) Land Size: 734 sqm approx Agent Comments Indicative Selling Price \$595,000 Median House Price 21/02/2021 - 20/02/2022: \$662,000

Comparable Properties



25 Fryers Rd CAMPBELLS CREEK 3451 (VG) Agent Comments



Price: \$650,000 Method: Sale Date: 03/09/2021 Property Type: House (Res) Land Size: 910 sqm approx



18 Shadforth St CASTLEMAINE 3450 (REI)



Price: \$575,000 Method: Private Sale Date: 11/02/2022 Property Type: House Land Size: 518 sqm approx



19 Fryers Rd CAMPBELLS CREEK 3451 (REI/VG)

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Agent Comments

Agent Comments

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

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

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propertydata com.au

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