

# 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 andpostcode

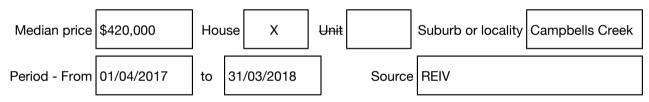
3 Catherine Court, Campbells Creek Vic 3451

### Indicative selling price

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

Single price \$465,000

#### 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 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	5 Captain Day Rd CAMPBELLS CREEK 3451	\$475,000	07/07/2017
2	47 Elizabeth St CAMPBELLS CREEK 3451	\$470,000	30/06/2017
3	6 Shegog Ct CAMPBELLS CREEK 3451	\$455,000	01/12/2017

#### 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.

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

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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.



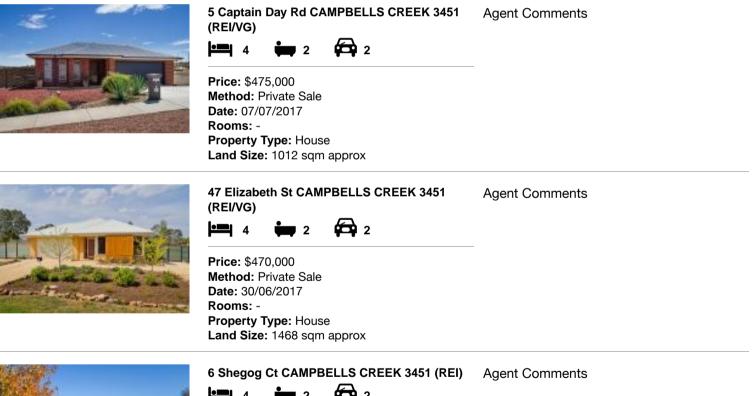




Rooms: 5 Property Type: House (Res) Agent Comments

**Indicative Selling Price** \$465,000 **Median House Price** Year ending March 2018: \$420,000

# **Comparable Properties**







Price: \$455,000 Method: Private Sale Date: 01/12/2017 Rooms: -Property Type: House

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