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

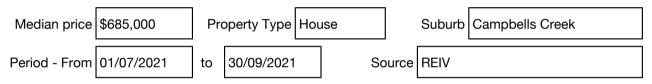
33 Midland Highway, Campbells Creek Vic 3451

Indicative selling price

For the meaning of this		

Single price \$835,000

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property		Price	Date of sale
1	3 Diamond Gully Rd CAMPBELLS CREEK 3451	\$876,000	15/11/2021
2	88 Fryers Rd CAMPBELLS CREEK 3451	\$835,000	01/10/2021
3			

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.

This Statement of Information was prepared on:

13/12/2021 10:41









Property Type: House (Previously Occupied - Detached) Land Size: 3000 sqm approx Agent Comments Indicative Selling Price \$835,000 Median House Price September quarter 2021: \$685,000

Comparable Properties



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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