

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

10a Princess Street, Campbells Creek Vic 3451

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$529,000

Median sale price

Median price

\$481,000

House

X

Unit

Suburb or locality

Campbells Creek

Period - From

01/04/2018

to

31/03/2019

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 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	20 Gainsborough St CASTLEMAINE 3450	\$562,000	25/01/2019
2	6 Wimble St CASTLEMAINE 3450	\$518,000	06/05/2019
3	161 Main Rd CAMPBELLS CREEK 3451	\$480,000	06/07/2019

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.



2 1 1

Rooms: 4
Property Type: House
Land Size: 710 sqm approx
 Agent Comments

Indicative Selling Price
 \$529,000

Median House Price
 Year ending March 2019: \$481,000

Comparable Properties



20 Gainsborough St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 3

Price: \$562,000
Method: Private Sale
Date: 25/01/2019
Rooms: 4
Property Type: House
Land Size: 1002 sqm approx



6 Wimble St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 2

Price: \$518,000
Method: Private Sale
Date: 06/05/2019
Rooms: -
Property Type: House
Land Size: 719 sqm approx



161 Main Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments

3 1 1

Price: \$480,000
Method: Private Sale
Date: 06/07/2019
Rooms: -
Property Type: House
Land Size: 785 sqm approx