

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

9 Lemon Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$629,000

Median sale price

Median price

\$492,500

Property Type

House

Suburb

Campbells Creek

Period - From

12/03/2019

to

11/03/2020

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	Price	Date of sale
1	40 Mcgrath St CASTLEMAINE 3450	\$646,000	11/12/2019
2	305 Barker St CASTLEMAINE 3450	\$642,000	13/09/2018
3	88 Blanket Gully Rd CAMPBELLS CREEK 3451	\$617,500	05/02/2020

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:

12/03/2020 11:36



3 1 2

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 2435 sqm approx

Agent Comments

Indicative Selling Price

\$629,000

Median House Price

12/03/2019 - 11/03/2020: \$492,500

Comparable Properties



40 Mcgrath St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 -

Price: \$646,000

Method: Private Sale

Date: 11/12/2019

Rooms: 7

Property Type: House

Land Size: 1012 sqm approx



305 Barker St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 4

Price: \$642,000

Method: Private Sale

Date: 13/09/2018

Rooms: 5

Property Type: House

Land Size: 1000 sqm approx



88 Blanket Gully Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments

3 1 2

Price: \$617,500

Method: Private Sale

Date: 05/02/2020

Rooms: 4

Property Type: House

Land Size: 2900 sqm approx