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	12 Shilney Court, Campbells Creek Vic 3451
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$680,	000 Pro	perty Type	House		Suburb	Campbells Creek
Period - From 17/09)/2023 to	16/09/2024	S	ource	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

Address of comparable property		Price	Date of sale
1	2 Sheoak Ct CAMPBELLS CREEK 3451	\$760,000	19/07/2024
2	7 Cherry Av CAMPBELLS CREEK 3451	\$700,000	18/11/2023
3	3 Woodman Dr MCKENZIE HILL 3451	\$715,000	18/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	17/09/2024 11:09









Property Type: House **Land Size:** 972 sqm approx

Agent Comments

Indicative Selling Price \$750,000 Median House Price 17/09/2023 - 16/09/2024: \$680,000

Comparable Properties



2 Sheoak Ct CAMPBELLS CREEK 3451 (REI)

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6 4

Price: \$760,000 Method: Private Sale Date: 19/07/2024 Property Type: House Land Size: 1096 sqm approx



7 Cherry Av CAMPBELLS CREEK 3451

(REI/VG)

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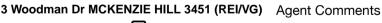
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Price: \$700,000 Method: Private Sale Date: 18/11/2023 Property Type: House Land Size: 707 sqm approx **Agent Comments**

Agent Comments





Price: \$715,000 Method: Private Sale Date: 18/10/2023 Property Type: House Land Size: 558 sqm approx

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



