

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

7 Roalies Place, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$789,000

Median sale price

Median price \$622,500

Property Type House

Suburb Campbells Creek

Period - From 17/08/2020

to 16/08/2021

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	20A Montgomery St CASTLEMAINE 3450	\$805,000	27/07/2021
2	3/2 Murphy St CASTLEMAINE 3450	\$760,000	14/04/2021
3	19 Brown St CASTLEMAINE 3450	\$750,000	08/06/2021

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:

17/08/2021 15:20



3 2 2

Property Type: House
Land Size: 536 sqm approx
Agent Comments

Indicative Selling Price
\$789,000

Median House Price
17/08/2020 - 16/08/2021: \$622,500

Comparable Properties



20A Montgomery St CASTLEMAINE 3450 (REI) **Agent Comments**

3 1 1

Price: \$805,000
Method: Private Sale
Date: 27/07/2021
Property Type: House
Land Size: 534 sqm approx



3/2 Murphy St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

3 2 2

Price: \$760,000
Method: Private Sale
Date: 14/04/2021
Property Type: House
Land Size: 560 sqm approx



19 Brown St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

3 2 2

Price: \$750,000
Method: Private Sale
Date: 08/06/2021
Property Type: House
Land Size: 847 sqm approx