

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	5/79 Main Road, Campbells Creek Vic 3451
Including suburb and	
postcode	

Indicative selling price

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

Single price \$379,000

Median sale price

Median price	\$455,000	Hou	se X	Unit			Suburb	Campbells Creek
Period - From	01/01/2018	to	31/12/2018		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	10 Moscript St CAMPBELLS CREEK 3451	\$450,000	27/11/2018
2	18 Etty St CASTLEMAINE 3450	\$370,000	06/12/2018
3	84 Main Rd CAMPBELLS CREEK 3451	\$369,000	30/01/2019

OR

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

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





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Rooms: 5 **Property Type:**

Land Size: 275 sqm approx

Agent Comments

Indicative Selling Price \$379,000 **Median House Price** Year ending December 2018: \$455,000

Comparable Properties



10 Moscript St CAMPBELLS CREEK 3451 (REI/VG)







Price: \$450.000 Method: Private Sale Date: 27/11/2018

Rooms: -

Property Type: House Land Size: 738 sqm approx Agent Comments



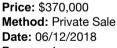












Rooms: 4

Property Type: House

Land Size: 598 sqm approx

84 Main Rd CAMPBELLS CREEK 3451 (REI)







Price: \$369,000 Method: Private Sale Date: 30/01/2019

Rooms: 4

Property Type: House

Agent Comments

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