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

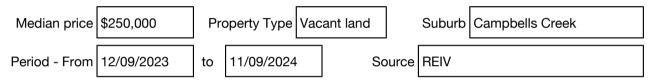
38 Brigade Avenue, Campbells Creek Vic 3451

Indicative selling price

	consumer.vic.gov.a	

Single price \$215,000

Median sale price



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	13 Banksia Ct CAMPBELLS CREEK 3451	\$210,000	23/07/2024
2	40 Brigade Av CAMPBELLS CREEK 3451	\$210,000	01/12/2023
3	21 Gunangara Dr MUCKLEFORD 3451	\$220,000	24/10/2023

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:

12/09/2024 15:42



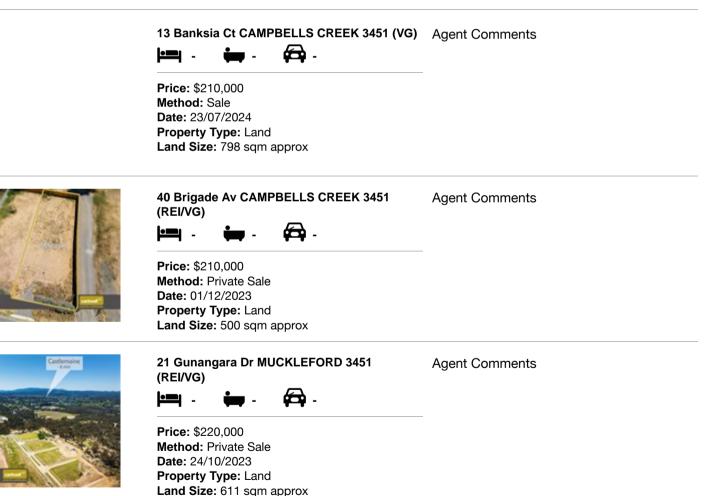






Property Type: Residential Land **Land Size:** 514 sqm approx Agent Comments Indicative Selling Price \$215,000 Median Land Price 12/09/2023 - 11/09/2024: \$250,000

Comparable Properties



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



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