

Statement of Information

Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

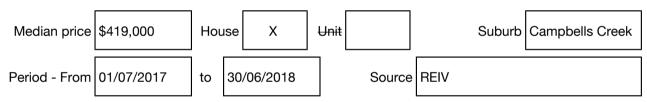
Lot 5 Roalies Place, Campbells Creek Vic 3451

Indicative selling price

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

Range between	\$175,000	&	\$192,500
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Median sale price



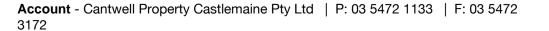
Comparable property sales (*Delete A or B below as applicable)

A* 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		Price	Date of sale
1	38a Mcgrath St CASTLEMAINE 3450	\$235,000	19/09/2018
2	13 Penhallurick St CAMPBELLS CREEK 3451	\$195,000	23/05/2018
3	24 Montgomery St CASTLEMAINE 3450	\$185,000	31/07/2018

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.



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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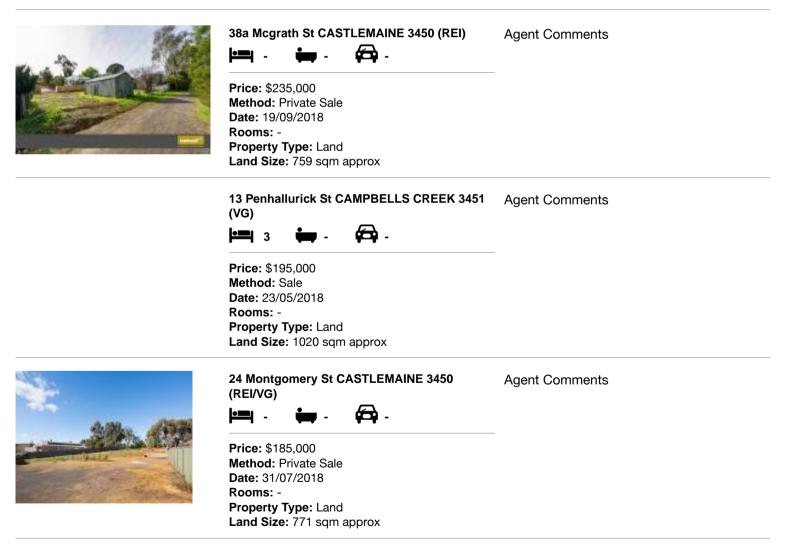




Rooms: Property Type: Vacant Residential Land Land Size: 844 sqm approx Agent Comments Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

> Indicative Selling Price \$175,000 - \$192,500 Median House Price Year ending June 2018: \$419,000

Comparable Properties



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

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