

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

15 Fenton Avenue, Campbells Creek Vic 3451

Indicative selling price

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

Range between

\$750,000

&

\$795,000

Median sale price

Median price

\$710,000

Property Type

House

Suburb

Campbells Creek

Period - From

09/05/2022

to

08/05/2023

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	87 Ranters Gully Rd MUCKLEFORD 3451	\$795,000	12/01/2022
2	52 Moscript St CAMPBELLS CREEK 3451	\$755,000	28/09/2022
3	57 Moscript St CAMPBELLS CREEK 3451	\$750,000	29/06/2022

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:

09/05/2023 13:04



Property Type:
Agent Comments

Indicative Selling Price

\$750,000 - \$795,000

Median House Price

09/05/2022 - 08/05/2023: \$710,000

Comparable Properties



87 Ranters Gully Rd MUCKLEFORD 3451 (REI/VG)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 12/01/2022
Property Type: House
Land Size: 4046.86 sqm approx



52 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$755,000
Method: Private Sale
Date: 28/09/2022
Property Type: House
Land Size: 1612 sqm approx



57 Moscript St CAMPBELLS CREEK 3451 (VG) **Agent Comments**



Price: \$750,000
Method: Sale
Date: 29/06/2022
Property Type: House (Res)
Land Size: 2435 sqm approx

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