# 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

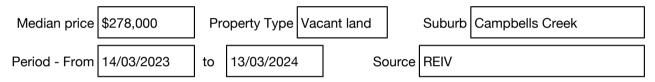
22 Fords Road, Campbells Creek Vic 3451

#### Indicative selling price

For the meaning of this		

Single price \$360,000

#### 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	50 Main Rd CAMPBELLS CREEK 3451	\$400,000	22/11/2022
2	18 Chapmans Rd CASTLEMAINE 3450	\$379,000	08/11/2023
3	72 Steele St CHEWTON 3451	\$340,000	18/01/2023

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:

14/03/2024 11:50

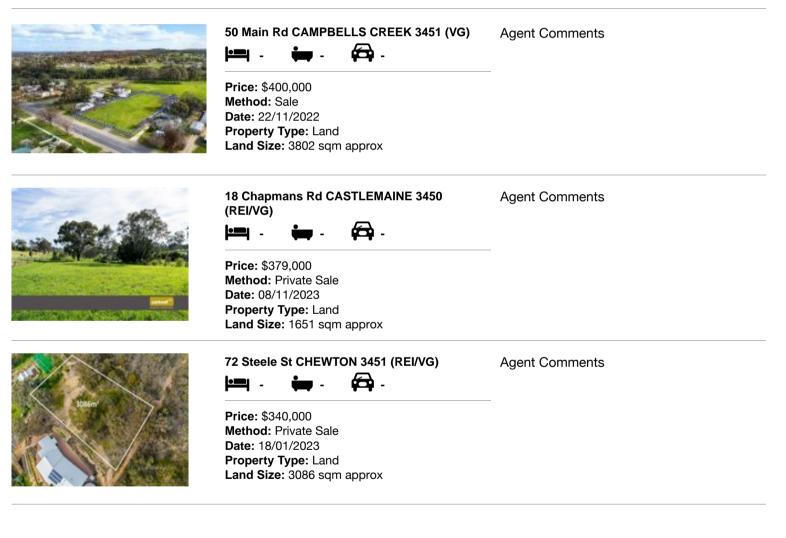






**Property Type:** Agent Comments Indicative Selling Price \$360,000 Median Land Price 14/03/2023 - 13/03/2024: \$278,000

# **Comparable Properties**



## Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377



propertydata

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