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

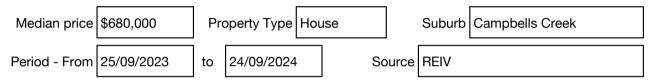
9 Penhallurick Street, Campbells Creek Vic 3451

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$1,100,000

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 Hill View Ct MCKENZIE HILL 3451	\$1,125,000	24/06/2024
2	20 Domain Dr CASTLEMAINE 3450	\$930,000	15/05/2024
3	107b Gingell St CASTLEMAINE 3450	\$1,045,000	08/11/2023

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.

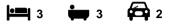
This Statement of Information was prepared on:

25/09/2024 10:19





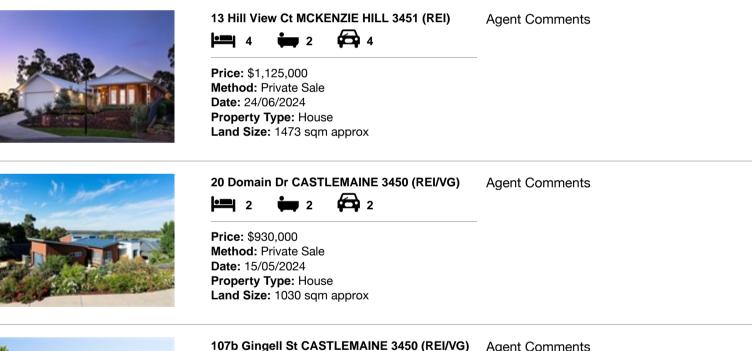




Property Type: House Land Size: 666 sqm approx Agent Comments

Indicative Selling Price \$1,100,000 **Median House Price** 25/09/2023 - 24/09/2024: \$680,000

Comparable Properties





107b Gingell St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$1,045,000 Method: Private Sale Date: 08/11/2023 Property Type: House Land Size: 446 sqm approx

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



propertydata

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