

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

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

Single price \$1,100,000

Median sale price

Median price \$680,000 Property Type House Suburb Campbells Creek

Period - From 25/09/2023 to 24/09/2024 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	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



3 3 2

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



13 Hill View Ct MCKENZIE HILL 3451 (REI)

Agent Comments

4 2 4

Price: \$1,125,000
Method: Private Sale
Date: 24/06/2024
Property Type: House
Land Size: 1473 sqm approx



20 Domain Dr CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 2 2

Price: \$930,000
Method: Private Sale
Date: 15/05/2024
Property Type: House
Land Size: 1030 sqm approx



107b Gingell St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 2

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