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

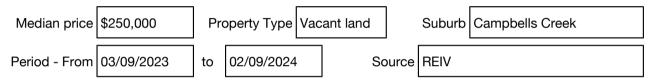
17 Banksia Court, Campbells Creek Vic 3451

Indicative selling price

For the meaning of this		

Single price \$325,000

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	18 Chapmans Rd CASTLEMAINE 3450	\$379,000	08/11/2023
2	20 Gunangara Dr MUCKLEFORD 3451	\$310,000	04/10/2023
3	13b Penhallurick St CAMPBELLS CREEK 3451	\$360,000	31/05/2023

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:

03/09/2024 11:28









Property Type: Land **Land Size:** 1186 sqm approx Agent Comments Indicative Selling Price \$325,000 Median Land Price 03/09/2023 - 02/09/2024: \$250,000

Comparable Properties

18 Chapmans Rd CASTLEMAINE 3450 (REI/VG) Image: Price: Price: \$379,000 Method: Private Sale Date: 08/11/2023 Property Type: Land Land Size: 1651 sqm approx	Agent Comments
20 Gunangara Dr MUCKLEFORD 3451 (REI/VG) Price: \$310,000 Method: Private Sale Date: 04/10/2023 Property Type: Land Land Size: 911 sqm approx	Agent Comments
13b Penhallurick St CAMPBELLS CREEK 3451 (REI/VG) Image: Constraint of the state of	Agent Comments

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



propertydata

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