

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 price see consumer.vic.gov.au/underquoting

Single price \$325,000

Median sale price

Median price \$250,000 Property Type Vacant land Suburb Campbells Creek

Period - From 03/09/2023 to 02/09/2024 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	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)

Agent Comments



Price: \$379,000
Method: Private Sale
Date: 08/11/2023
Property Type: Land
Land Size: 1651 sqm approx



20 Gunangara Dr MUCKLEFORD 3451
(REI/VG)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 04/10/2023
Property Type: Land
Land Size: 911 sqm approx



13b Penhallurick St CAMPBELLS CREEK 3451
(REI/VG) **Agent Comments**



Price: \$360,000
Method: Private Sale
Date: 31/05/2023
Property Type: Land
Land Size: 1003 sqm approx

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