Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

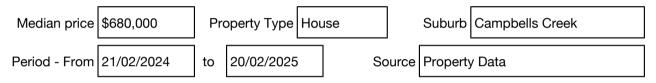
81b Main Road, Campbells Creek Vic 3451

Indicative selling price

For the meaning	of this	price see	consumer.vic.go	v.au/underquoting
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Single price \$879,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	14 Cherry Av CAMPBELLS CREEK 3451	\$780,000	04/02/2025
2	4 Wickham PI CASTLEMAINE 3450	\$932,000	01/11/2024
3	44 Brigade Av CAMPBELLS CREEK 3451	\$835,000	20/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

21/02/2025 12:49









Property Type: Divorce/Estate/Family Transfers Land Size: 737 sqm approx Agent Comments

Indicative Selling Price \$879,000 **Median House Price** 21/02/2024 - 20/02/2025: \$680,000

Comparable Properties



2 Price: \$780,000 Method: Private Sale

14 Cherry Av CAMPBELLS CREEK 3451 (REI)

Date: 04/02/2025 Property Type: House Land Size: 798 sqm approx

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4 Wickham PI CASTLEMAINE 3450 (REI)



Price: \$932,000 Method: Private Sale Date: 01/11/2024 Property Type: House Land Size: 882 sqm approx

44 Brigade Av CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

Agent Comments

Agent Comments

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Price: \$835,000 Method: Private Sale Date: 20/09/2024 Property Type: House Land Size: 1088 sqm approx

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

propertydata



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