

Genevieve Cantwell
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0418362270
genevieve@cantwellproperty.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	4 Catherine Court, Campbells Creek Vic 3451
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price	\$550,000

Median sale price

Median price	\$419,000	Hou	ise X	Unit		Suburb or locality	Campbells Creek
Period - From	01/07/2017	to	30/06/2018		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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1	4 Roalies PI CAMPBELLS CREEK 3451	\$595,000	22/08/2018
2	3 Grevillea Dr MCKENZIE HILL 3451	\$550,000	28/09/2017
3	32 Mckenzie Way MCKENZIE HILL 3451	\$540,000	09/02/2018

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 eighteen months.

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





Price

Date of sale

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> **Indicative Selling Price** \$550,000 **Median House Price** Year ending June 2018: \$419,000





Property Type: House Land Size: 725 sqm approx

Agent Comments



Comparable Properties



4 Roalies PI CAMPBELLS CREEK 3451 (REI)



--3

Price: \$595,000 Method: Private Sale Date: 22/08/2018

Rooms: -

Property Type: House

Agent Comments







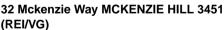


Price: \$550.000 Method: Sale Date: 28/09/2017

Rooms: -

Property Type: House (Res) Land Size: 617 sqm approx

Agent Comments







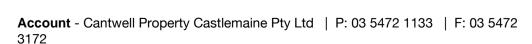


Price: \$540,000 Method: Private Sale

Rooms: 6

Date: 09/02/2018

Property Type: House Land Size: 720 sqm approx Agent Comments







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