

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

13B Penhallurick Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$375,000

Median sale price

Median price \$278,500

Property Type Vacant land

Suburb Campbells Creek

Period - From 28/04/2022

to 27/04/2023

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.

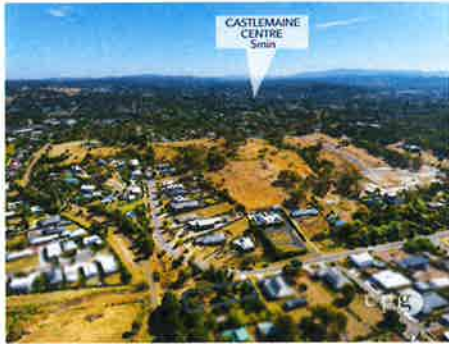
	Address of comparable property	Price	Date of sale
1	7 Pardalote PI CASTLEMAINE 3450	\$385,000	06/02/2023
2	17 Hill View Ct MCKENZIE HILL 3451	\$370,000	24/02/2022
3	23 Yeats St CASTLEMAINE 3450	\$363,000	24/02/2023

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:

28/04/2023 13:38



Property Type:
Agent Comments

Indicative Selling Price
\$375,000
Median Land Price
28/04/2022 - 27/04/2023: \$278,500

Comparable Properties



7 Pardalote PI CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 06/02/2023
Property Type: Land
Land Size: 729 sqm approx



17 Hill View Ct MCKENZIE HILL 3451 (REI/VG)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 24/02/2022
Property Type: Land
Land Size: 918 sqm approx



23 Yeats St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$363,000
Method: Private Sale
Date: 24/02/2023
Property Type: Land
Land Size: 806 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377