

# 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 31 Main Road, Campbells Creek Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$439,000

### Median sale price

Median price \$740,000 Property Type House Suburb Campbells Creek  
Period - From 11/10/2021 to 10/10/2022 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	108 Main Rd CAMPBELLS CREEK 3451	\$495,000	19/07/2021
2	59a Johnstone St CASTLEMAINE 3450	\$480,000	15/06/2022
3	128 Main Rd CAMPBELLS CREEK 3451	\$479,000	14/02/2022

**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: 11/10/2022 15:08



3 1 0

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 6900 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$439,000  
**Median House Price**  
 11/10/2021 - 10/10/2022: \$740,000

## Comparable Properties



**108 Main Rd CAMPBELLS CREEK 3451**  
 (REI/VG)

[Agent Comments](#)

2 1 2

**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 19/07/2021  
**Property Type:** House  
**Land Size:** 1123 sqm approx



**59a Johnstone St CASTLEMAINE 3450**  
 (REI/VG)

[Agent Comments](#)

2 1 2

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 15/06/2022  
**Property Type:** House  
**Land Size:** 506 sqm approx



**128 Main Rd CAMPBELLS CREEK 3451**  
 (REI/VG)

[Agent Comments](#)

2 1 2

**Price:** \$479,000  
**Method:** Private Sale  
**Date:** 14/02/2022  
**Property Type:** House  
**Land Size:** 600 sqm approx

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