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

Address 31 Main Road, Campbells Creek Vic 3451

Indicative selling price

For the meaning of this price s	e consumer.vic.gov.au/underquo	oting
---------------------------------	--------------------------------	-------

Single price \$439,000

Median sale price

Median price	\$740,000	Pro	perty Type Hou	ISE	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.

Ad	dress 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









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) 2 4 1 2	Agent Comments
Price: \$495,000 Method: Private Sale Date: 19/07/2021 Property Type: House Land Size: 1123 sqm approx	, y
59a Johnstone St CASTLEMAINE 3450 (REI/VG) 2 in 1 2 2 Price: \$480,000 Method: Private Sale Date: 15/06/2022 Property Type: House Land Size: 506 sqm approx	Agent Comments
128 Main Rd CAMPBELLS CREEK 3451 (REI/VG) 2 1 2 Price: \$479,000 Method: Private Sale Date: 14/02/2022 Property Type: House Land Size: 600 sqm approx	Agent Comments

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does as on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.