

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

3 Diamond Gully Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$845,000

Median sale price

Median price \$633,500

Property Type House

Suburb Campbells Creek

Period - From 22/09/2020

to 21/09/2021

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	35 Maldon Rd MCKENZIE HILL 3451	\$895,000	02/06/2021
2	64 Kennedy St CASTLEMAINE 3450	\$895,000	12/02/2021
3	14 Stephen St CAMPBELLS CREEK 3451	\$885,000	17/09/2021

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:

22/09/2021 11:54



4 2 4+

Property Type: House and Land

Land Size: 2207 sqm approx

Agent Comments

Indicative Selling Price

\$845,000

Median House Price

22/09/2020 - 21/09/2021: \$633,500

Comparable Properties



35 Maldon Rd MCKENZIE HILL 3451 (REI/VG)

Agent Comments

3 2 4

Price: \$895,000

Method: Private Sale

Date: 02/06/2021

Property Type: House

Land Size: 2961 sqm approx



64 Kennedy St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 3 1

Price: \$895,000

Method: Private Sale

Date: 12/02/2021

Property Type: House

Land Size: 502 sqm approx



14 Stephen St CAMPBELLS CREEK 3451 (REI)

Agent Comments

6 4 3

Price: \$885,000

Method: Private Sale

Date: 17/09/2021

Property Type: House

Land Size: 2800 sqm approx

Account - Belle Property Daylesford | P: +61 3 5348 1700