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

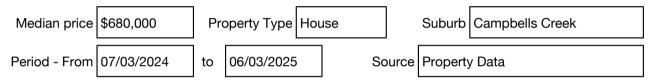
101 Main Road, Campbells Creek Vic 3451

Indicative selling price

For the meaning of this		

Single price \$735,000

Median sale price



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	1/79 Main Rd CAMPBELLS CREEK 3451	\$700,000	03/02/2025
2	173 Main Rd CAMPBELLS CREEK 3451	\$630,000	03/05/2024
3	103 Main Rd CAMPBELLS CREEK 3451	\$615,000	28/03/2024

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:

07/03/2025 13:24









Property Type: House (Previously Occupied - Detached) Land Size: 800 sqm approx Agent Comments Indicative Selling Price \$735,000 Median House Price 07/03/2024 - 06/03/2025: \$680,000

Comparable Properties



Price: \$700,000 Method: Private Sale Date: 03/02/2025 Property Type: House

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3



173 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

1/79 Main Rd CAMPBELLS CREEK 3451 (REI)

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Price: \$630,000 Method: Private Sale Date: 03/05/2024 Property Type: House Land Size: 736 sqm approx

103 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$615,000 Method: Private Sale Date: 28/03/2024 Property Type: House Land Size: 1010 sqm approx

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

propertydata



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