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	luding suburb or					
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Single price \$360,0	000					
Median sale price*						
Median price	P	roperty Type		Suburb	Yapeen	
Period - From	to		Source			
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				F	rice	Date of sale
1 18 Davis St GUILDFORD 3451				9	345,000	16/09/2024
2 27 Lemon St CAMPBELLS CREEK 3451					360,000	03/09/2024
3 18 Donkey Gully Rd CAMPBELLS CREEK 3451					440,000	01/03/2024
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: 26/11/2024 15:07						24 15:07
* When this Statement of prices of residential propour sales records (if any)	erty in the s	suburb or locality in	which the prop	erty of	ered for sale is	s situated, and



(2)(b) of the Estate Agents Act 1980.











Property Type: Agent Comments

Indicative Selling Price \$360,000 No median price available

Comparable Properties



18 Davis St GUILDFORD 3451 (REI)









Price: \$345,000 Method: Private Sale Date: 16/09/2024 Property Type: Land

Land Size: 3074 sqm approx

Agent Comments



27 Lemon St CAMPBELLS CREEK 3451 (REI)









Price: \$360,000 Method: Private Sale Date: 03/09/2024 Property Type: Land

Land Size: 12140 sqm approx

Agent Comments



18 Donkey Gully Rd CAMPBELLS CREEK 3451 (VG)

Price: \$440,000

Method: Sale Date: 01/03/2024

Property Type: Hobby Farm < 20 ha Land Size: 31600 sqm approx

Agent Comments

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





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