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

2 Stephen Street, Campbells Creek Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$575,000		&		\$630,000					
Median sale price										
Median price	\$700,000	Pro	Property Type H		House		Suburb	Campbells Creek		
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/79 Main Rd CAMPBELLS CREEK 3451	\$700,000	03/02/2025
2	56 Main Rd CAMPBELLS CREEK 3451	\$610,000	03/01/2025
3	23 Moscript St CAMPBELLS CREEK 3451	\$650,000	02/12/2024

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:

30/04/2025 11:27









Property Type: House Agent Comments

Indicative Selling Price \$575,000 - \$630,000 Median House Price March quarter 2025: \$700,000

Comparable Properties

CP (C)	1/79 Main Rd CAMPBELLS CREEK 3451 (REI/VG) 3 1 3 3 Price: \$700,000 Method: Private Sale Date: 03/02/2025 Property Type: House	Agent Comments
	56 Main Rd CAMPBELLS CREEK 3451 (REI/VG) 3 1 2 Price: \$610,000 Method: Private Sale Date: 03/01/2025 Property Type: House Land Size: 1000 sqm approx	Agent Comments
	23 Moscript St CAMPBELLS CREEK 3451 (REI/VG) 2 1 2 3 Price: \$650,000 Method: Private Sale Date: 02/12/2024 Property Type: House Land Size: 2346 sqm approx	Agent Comments

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



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