

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

38 Brigade Avenue, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$215,000

Median sale price

Median price \$250,000

Property Type Vacant land

Suburb Campbells Creek

Period - From 12/09/2023

to 11/09/2024

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	13 Banksia Ct CAMPBELLS CREEK 3451	\$210,000	23/07/2024
2	40 Brigade Av CAMPBELLS CREEK 3451	\$210,000	01/12/2023
3	21 Gunangara Dr MUCKLEFORD 3451	\$220,000	24/10/2023

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:

12/09/2024 15:42



Property Type: Residential Land
Land Size: 514 sqm approx
Agent Comments

Indicative Selling Price
 \$215,000

Median Land Price
 12/09/2023 - 11/09/2024: \$250,000

Comparable Properties

13 Banksia Ct CAMPBELLS CREEK 3451 (VG) **Agent Comments**



Price: \$210,000
Method: Sale
Date: 23/07/2024
Property Type: Land
Land Size: 798 sqm approx



40 Brigade Av CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$210,000
Method: Private Sale
Date: 01/12/2023
Property Type: Land
Land Size: 500 sqm approx



21 Gunangara Dr MUCKLEFORD 3451 (REI/VG)

Agent Comments



Price: \$220,000
Method: Private Sale
Date: 24/10/2023
Property Type: Land
Land Size: 611 sqm approx

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