## 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	8 Sheoak Court, Campbells Creek Vic 3451
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$249,000

### Median sale price

Median price	\$245,000	Pro	perty Type	Vacant land		Suburb	Campbells Creek
Period - From	11/07/2024	to	10/07/2025		Source	Property	/ Data

#### 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

Add	dress of comparable property	Price	Date of sale
1	5 Diamond Gully Rd CAMPBELLS CREEK 3451	\$250,000	24/06/2025
2	7 Sheoak Ct CAMPBELLS CREEK 3451	\$260,000	15/04/2025
3	51 Diamond Gully Rd CAMPBELLS CREEK 3451	\$210,000	06/12/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	11/07/2025 12:42













Property Type: Residential Land Land Size: 835 sqm approx

Agent Comments

**Indicative Selling Price** \$249,000 **Median Land Price** 

11/07/2024 - 10/07/2025: \$245,000

## Comparable Properties



5 Diamond Gully Rd CAMPBELLS CREEK 3451 (REI)



**Agent Comments** 

Price: \$250,000 Method: Private Sale Date: 24/06/2025 Property Type: Land Land Size: 816 sqm approx



7 Sheoak Ct CAMPBELLS CREEK 3451 (REI/VG)





Agent Comments

Price: \$260,000 Method: Private Sale Date: 15/04/2025 Property Type: Land Land Size: 813 sqm approx



51 Diamond Gully Rd CAMPBELLS CREEK 3451

(REI/VG)





Price: \$210,000 Method: Private Sale Date: 06/12/2024 **Property Type:** Land Land Size: 686 sqm approx Agent Comments

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





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