

# 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

9 Penhallurick Street, Campbells Creek Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,100,000

### Median sale price

Median price

\$680,000

Property Type

House

Suburb

Campbells Creek

Period - From

25/09/2023

to

24/09/2024

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 Hill View Ct MCKENZIE HILL 3451 | \$1,125,000 | 24/06/2024   |
| 2 | 20 Domain Dr CASTLEMAINE 3450      | \$930,000   | 15/05/2024   |
| 3 | 107b Gingell St CASTLEMAINE 3450   | \$1,045,000 | 08/11/2023   |

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:

25/09/2024 10:19



 3  3  2

**Property Type:** House  
**Land Size:** 666 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000

**Median House Price**  
25/09/2023 - 24/09/2024: \$680,000

## Comparable Properties



**13 Hill View Ct MCKENZIE HILL 3451 (REI)**

**Agent Comments**

 4  2  4

**Price:** \$1,125,000  
**Method:** Private Sale  
**Date:** 24/06/2024  
**Property Type:** House  
**Land Size:** 1473 sqm approx



**20 Domain Dr CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

 2  2  2

**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 15/05/2024  
**Property Type:** House  
**Land Size:** 1030 sqm approx



**107b Gingell St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,045,000  
**Method:** Private Sale  
**Date:** 08/11/2023  
**Property Type:** House  
**Land Size:** 446 sqm approx