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

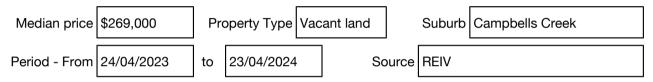
1 Banksia Court, Campbells Creek Vic 3451

Indicative selling price

	consumer.vic.gov.a	

Single price \$275,000

Median sale price



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	24a Ray St CASTLEMAINE 3450	\$295,000	14/12/2023
2	71a Moscript St CAMPBELLS CREEK 3451	\$287,000	07/02/2023
3	10 Banksia Ct CAMPBELLS CREEK 3451	\$285,000	31/08/2023

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:

24/04/2024 16:56



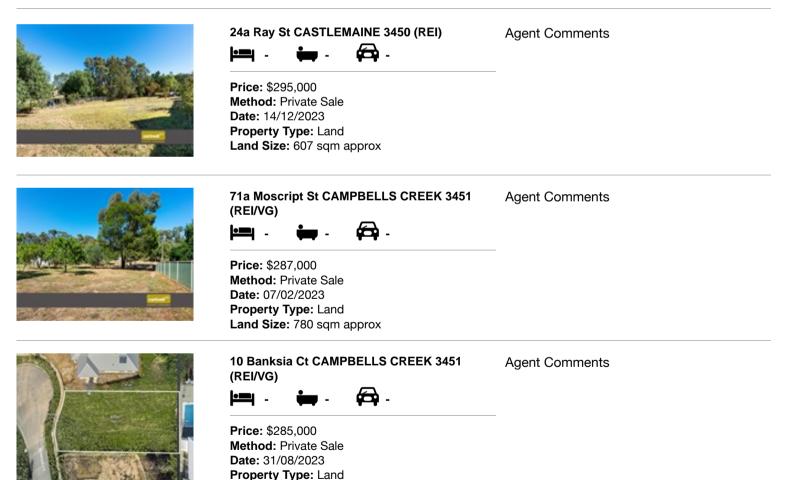






Property Type: Vacant Land **Land Size:** 787 sqm approx Agent Comments Indicative Selling Price \$275,000 Median Land Price 24/04/2023 - 23/04/2024: \$269,000

Comparable Properties



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

Land Size: 871 sqm approx





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