

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 and
postcode

16 ELEANOR DRIVE CAMPBELLS CREEK VIC 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$625,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Campbells Creek

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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

4 SHEEHAN COURT CASTLEMAINE VIC 3450	\$650,000	24-Aug-23
2 MAIN ROAD CAMPBELLS CREEK VIC 3451	\$650,000	06-Jun-23
5 MAIN ROAD CAMPBELLS CREEK VIC 3451	\$670,000	10-Mar-23

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 October 2023



4 SHEEHAN COURT CASTLEMAINE Sold Price **\$650,000** Sold Date **24-Aug-23**
VIC 3450

 3  1  2

Distance **4.55km**



2 MAIN ROAD CAMPBELLS CREEK Sold Price Sold Date **06-Jun-23**
VIC 3451

 3  1  3

Distance **2.75km**



5 MAIN ROAD CAMPBELLS CREEK Sold Price **\$670,000** Sold Date **10-Mar-23**
VIC 3451

 3  1  6

Distance **2.66km**

RS = Recent sale

UN = Undisclosed Sale

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