

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

173 Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$680,000 Property Type House Suburb Campbells Creek

Period - From 05/12/2022 to 04/12/2023 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	18 Van Heurck St CASTLEMAINE 3450	\$660,000	27/11/2023
2	3 Murphy St CASTLEMAINE 3450	\$655,000	15/11/2023
3	58 Elizabeth St CASTLEMAINE 3450	\$655,000	27/09/2023

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:

05/12/2023 13:13



3 1 2

Property Type: House (Res)
Land Size: 740 sqm approx
Agent Comments

Indicative Selling Price
\$650,000

Median House Price
05/12/2022 - 04/12/2023: \$680,000

Comparable Properties



18 Van Heurck St CASTLEMAINE 3450 (REI) Agent Comments

3 1 4

Price: \$660,000
Method: Private Sale
Date: 27/11/2023
Property Type: House
Land Size: 845 sqm approx



3 Murphy St CASTLEMAINE 3450 (REI) Agent Comments

3 1 4

Price: \$655,000
Method: Private Sale
Date: 15/11/2023
Property Type: House
Land Size: 842 sqm approx



58 Elizabeth St CASTLEMAINE 3450 (REI) Agent Comments

3 1 2

Price: \$655,000
Method: Private Sale
Date: 27/09/2023
Property Type: House
Land Size: 801 sqm approx