

# 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

1c Roalies Place, Campbells Creek Vic 3451

### Indicative selling price

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

Single price \$650,000

### Median sale price

Median price \$700,000 Property Type House Suburb Campbells Creek

Period - From 01/01/2023 to 31/12/2023 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 | 3 Cherry Av CAMPBELLS CREEK 3451    | \$695,000 | 20/10/2022   |
| 2 | 10/19 Reckleben St CASTLEMAINE 3450 | \$619,322 | 01/10/2022   |
| 3 | 4/12 Saint St CASTLEMAINE 3450      | \$612,000 | 13/06/2023   |

**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:

30/01/2024 15:17

1c Roalies Place, Campbells Creek Vic 3451

**Jellis  
Craig**

Andrew Turley  
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**Indicative Selling Price**

\$650,000

**Median House Price**

Year ending December 2023: \$700,000



2 2 2

**Property Type:** House

**Land Size:** 400 sqm approx

Agent Comments

## Comparable Properties



**3 Cherry Av CAMPBELLS CREEK 3451 (VG)**

Agent Comments

2 - -

**Price:** \$695,000

**Method:** Sale

**Date:** 20/10/2022

**Property Type:** House (Res)

**Land Size:** 707 sqm approx

**10/19 Reckleben St CASTLEMAINE 3450 (VG)**

Agent Comments

2 - -

**Price:** \$619,322

**Method:** Sale

**Date:** 01/10/2022

**Property Type:** Flat/Unit/Apartment (Res)

**Land Size:** 85 sqm approx



**4/12 Saint St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$612,000

**Method:** Private Sale

**Date:** 13/06/2023

**Property Type:** House

**Land Size:** 260 sqm approx

Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087



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