

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

1D Roalies Place, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$660,000

Property Type House

Suburb Campbells Creek

Period - From 01/04/2023

to 31/03/2024

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	1a James St CASTLEMAINE 3450	\$755,000	24/11/2023
2	6 Roalies PI CAMPBELLS CREEK 3451	\$745,000	04/01/2024
3	93 Duke St CASTLEMAINE 3450	\$690,000	27/02/2024

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:

17/06/2024 13:35

1D Roalies Place, Campbells Creek Vic 3451

**Jellis
Craig**

Leah Panos
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Indicative Selling Price

\$750,000

Median House Price

Year ending March 2024: \$660,000



 3  2  2

Property Type: Residential Home

Land Size: 502 sqm approx

Agent Comments

Comparable Properties



1a James St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  2  2

Price: \$755,000

Method: Private Sale

Date: 24/11/2023

Property Type: House

Land Size: 327 sqm approx



6 Roalies PI CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

 3  2  2

Price: \$745,000

Method: Private Sale

Date: 04/01/2024

Property Type: House

Land Size: 526 sqm approx



93 Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  2  1

Price: \$690,000

Method: Private Sale

Date: 27/02/2024

Property Type: House

Land Size: 505 sqm approx

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



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