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

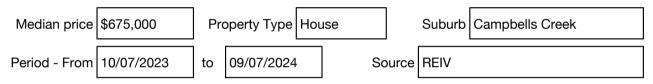
28 Webbs Road, Campbells Creek Vic 3451

Indicative selling price

For the meaning of this		

Single price \$1,275,000

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property		Price	Date of sale
1	47 Brown St CASTLEMAINE 3450	\$1,240,000	06/09/2023
2			
3			

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 eighteen months.

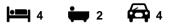
This Statement of Information was prepared on:

10/07/2024 13:38









Property Type: Residential House **Land Size:** 1569 sqm approx Agent Comments Jeremy Bottomley 03 5472 1155 0433 772 033 jeremybottomley@jelliscraig.com.au

> Indicative Selling Price \$1,275,000 Median House Price 10/07/2023 - 09/07/2024: \$675,000

Comparable Properties



47 Brown St CASTLEMAINE 3450 (REI/VG)



Price: \$1,240,000 Method: Private Sale Date: 06/09/2023 Property Type: House Land Size: 1599 sqm approx _____

Agent Comments

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 eighteen months.

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

propertydata



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