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	4 Yulawil	Av, Campbells Creek Vic 3451
Including suburb or		•
locality and postcode		

Indicative selling price

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

Single price \$695,000

Median sale price

Median price	\$680,000	Pro	perty Type	House		Suburb	Campbells Creek
Period - From	30/04/2023	to	29/04/2024		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

Add	dress of comparable property	Price	Date of sale
1	4 Maltby Dr CASTLEMAINE 3450	\$730,000	30/11/2023
2	7 Cherry Av CAMPBELLS CREEK 3451	\$700,000	18/11/2023
3	4 Myrtle St CAMPBELLS CREEK 3451	\$690,000	08/04/2024

OR

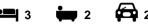
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	30/04/2024 16:58









Property Type: House Land Size: 560 sqm approx Agent Comments

Indicative Selling Price \$695,000 **Median House Price** 30/04/2023 - 29/04/2024: \$680,000

Comparable Properties



4 Maltby Dr CASTLEMAINE 3450 (REI/VG)

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Price: \$730,000 Method: Private Sale Date: 30/11/2023 Property Type: House Land Size: 765 sqm approx



7 Cherry Av CAMPBELLS CREEK 3451

(REI/VG)

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Price: \$700,000 Method: Private Sale Date: 18/11/2023 Property Type: House Land Size: 707 sqm approx









Price: \$690,000 Method: Private Sale Date: 08/04/2024 Property Type: House Land Size: 800 sqm approx **Agent Comments**

Agent Comments

Agent Comments

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172



