

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

54 Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$645,000

Median sale price

Median price \$675,000

Property Type House

Suburb Campbells Creek

Period - From 01/10/2022

to 30/09/2023

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	39 Bowden St CASTLEMAINE 3450	\$645,000	01/12/2022
2	4 Roberts Av CASTLEMAINE 3450	\$625,000	30/08/2023
3	3/79 Main Rd CAMPBELLS CREEK 3451	\$625,000	26/04/2023

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:

23/10/2023 16:44



Rooms: 5
Property Type: house
Land Size: 1070 sqm approx
Agent Comments

Comparable Properties



39 Bowden St CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$645,000
Method: Private Sale
Date: 01/12/2022
Property Type: House
Land Size: 378 sqm approx



4 Roberts Av CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$625,000
Method: Private Sale
Date: 30/08/2023
Property Type: House
Land Size: 643 sqm approx



3/79 Main Rd CAMPBELLS CREEK 3451 (REI/VG) **Agent Comments**



Price: \$625,000
Method: Private Sale
Date: 26/04/2023
Property Type: House
Land Size: 415 sqm approx