### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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	54 Main Road, 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 \$645,000

#### Median sale price

Median price \$675,000	Pro	pperty Type Ho	use	S	Suburb	Campbells Creek
Period - From 01/10/2022	to	30/09/2023	Sou	ırce F	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

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 comparableproperties 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





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> Indicative Selling Price \$645,000 Median House Price

Year ending September 2023: \$675,000

drivew ay and garage

Rooms: 5

**Property Type:** house **Land Size:** 1070 sqm approx

**Agent Comments** 

# Comparable Properties



39 Bowden St CASTLEMAINE 3450 (REI/VG)

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



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



3/79 Main Rd CAMPBELLS CREEK 3451

(REI/VG)

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

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





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