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	7 Cherry Avenue, Campbells Creek Vic 3451

Indicative selling price

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

Single price | $730,000

Median sale price

Median price	$698,000	Property Type	House	Suburb	Campbells Creek
Period - From	06/11/2022	to 05/11/2023		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	3 Woodman Dr MCKENZIE HILL 3451	$715,000	18/10/2023
2	51 Woodman Dr MCKENZIE HILL 3451	$705,000	14/07/2023
3	3 Cherry Av CAMPBELLS CREEK 3451	$695,000	20/10/2022

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: | 06/11/2023 16:16

CONSUMER AFFAIRS VICTORIA

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Property Type: Land
Land Size: 707 sqm approx

Agent Comments

Indicative Selling Price
$730,000
Median House Price
06/11/2022 - 05/11/2023: $698,000

Comparable Properties

3 Woodman Dr MCKENZIE HILL 3451 (REI)

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Price: $715,000
Method: Private Sale
Date: 18/10/2023
Property Type: House
Land Size: 558 sqm approx

Agent Comments

51 Woodman Dr MCKENZIE HILL 3451 (REI/VG)

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Price: $705,000
Method: Private Sale
Date: 14/07/2023
Property Type: House
Land Size: 608 sqm approx

Agent Comments

3 Cherry Av CAMPBELLS CREEK 3451 (VG)

🛏 2   🛁 -   🚗 -

Price: $695,000
Method: Sale
Date: 20/10/2022
Property Type: House (Res)
Land Size: 707 sqm approx

Agent Comments

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