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

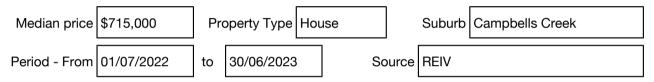
7 Newell Court, Campbells Creek Vic 3451

Indicative selling price

For the meaning	of this	price	see consumer.vic.gov.	au/underguoting
i or the meaning		price	500 00115011101.v10.gov.	uu/unuciquoting

Single price \$895,000

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 last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	3 Secluded PI CAMPBELLS CREEK 3451	\$899,000	17/02/2023
2	136 Rowley Park Rd CAMPBELLS CREEK 3451	\$895,000	08/02/2023
3	22 Eleanor Dr CAMPBELLS CREEK 3451	\$825,000	03/01/2023

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:

16/08/2023 09:47









Property Type: House Land Size: 1123 sqm approx Agent Comments Indicative Selling Price \$895,000 Median House Price Year ending June 2023: \$715,000

Comparable Properties

3 Secluded PI CAMPBELLS CREEK 3451 (REI/VG) 4 2 4 4 Price: \$899,000 Method: Private Sale Date: 17/02/2023 Property Type: House (Res) Land Size: 1500 sqm approx	Agent Comments
136 Rowley Park Rd CAMPBELLS CREEK 3451 (REI/VG) Image: Price: 1 Image: Price: 2 Image: Price: 3451 (REI/VG) Image: Price: 2 Image: Price: 2 Image: Price: 324 Property Type: House Land Size: 3324 sqm approx	Agent Comments
22 Eleanor Dr CAMPBELLS CREEK 3451 (REI/VG) 4 2 - Price: \$825,000 Method: Private Sale Date: 03/01/2023 Property Type: House Land Size: 2606.46 sqm approx	Agent Comments

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



propertydata

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