

# 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

76 Main Road, Campbells Creek Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$750,000

### 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 eighteen 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	43a Main Rd CAMPBELLS CREEK 3451	\$750,000	25/02/2023
2	47 Hunter St CASTLEMAINE 3450	\$729,000	12/10/2023
3			

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 eighteen months.

This Statement of Information was prepared on:

01/11/2023 16:39



**Rooms:** 6  
**Property Type:** House  
**Land Size:** 854 sqm approx  
**Agent Comments**

## Comparable Properties



**43a Main Rd CAMPBELLS CREEK 3451  
(REI/VG)**

**Agent Comments**



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 25/02/2023  
**Property Type:** House  
**Land Size:** 1141 sqm approx



**47 Hunter St CASTLEMAINE 3450 (REI)**

**Agent Comments**



**Price:** \$729,000  
**Method:** Private Sale  
**Date:** 12/10/2023  
**Property Type:** House  
**Land Size:** 1012 sqm approx

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 eighteen months.