

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

2/2 Chapel Street, Campbells Creek Vic 3451

Indicative selling price

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

Range between

\$285,000

&

\$310,000

Median sale price

Median price

\$269,000

Property Type

Vacant land

Suburb

Campbells Creek

Period - From

09/04/2023

to

08/04/2024

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	8 Domain Dr CASTLEMAINE 3450	\$300,000	27/07/2023
2	24a Ray St CASTLEMAINE 3450	\$295,000	14/12/2023
3	30 Britton St CASTLEMAINE 3450	\$290,000	20/09/2023

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:

09/04/2024 12:23



Property Type:
Agent Comments

Indicative Selling Price
\$285,000 - \$310,000
Median Land Price
09/04/2023 - 08/04/2024: \$269,000

Comparable Properties



8 Domain Dr CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 27/07/2023
Property Type: Land
Land Size: 542 sqm approx



24a Ray St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$295,000
Method: Private Sale
Date: 14/12/2023
Property Type: Land
Land Size: 607 sqm approx



30 Britton St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$290,000
Method: Private Sale
Date: 20/09/2023
Property Type: Land (Res)
Land Size: 481 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377