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	2/2 Chapel Street, 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

Range between \$285,00	.00	\$310,000
------------------------	-----	-----------

Median sale price

Median price	\$269,000	Pro	perty Type	Vaca	ant land		Suburb	Campbells Creek
Period - From	09/04/2023	to	08/04/2024		Sou	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

30 Britton St CASTLEMAINE 3450

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.

Add	lress 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

OR

3

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.

9	
This Statement of Information was prepared on:	09/04/2024 12:23

\$290,000



20/09/2023











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)





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



24a Ray St CASTLEMAINE 3450 (REI)

•





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



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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria vill constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute sentations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.