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	1 Dinnys Lane, Campbells Creek Vic 3451

Indicative selling price

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

Single price $619,000

Median sale price

Median price $765,000 Property Type House Suburb Campbells Creek

Period - From 01/10/2023 to 31/12/2023 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	103 Johnstone St CASTLEMAINE 3450	$740,000	13/11/2023
2	7 Cherry Av CAMPBELLS CREEK 3451	$700,000	18/11/2023
3	7 Masterson Cl CASTLEMAINE 3450	$685,000	08/07/2023

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: 22/04/2024

1 Dinneys La, Campbells Creek Vic 3451



3 2 1

Property Type: House
Land Size: 802 sqm approx

Agent Comments

Indicative Selling Price
$619,000
Median House Price
December quarter 2023: $765,000

Comparable Properties



103 Johnstone St CASTLEMAINE 3450 (REI)

3 2 4

Price: $740,000
Method: Private Sale
Date: 13/11/2023
Property Type: House
Land Size: 1260 sqm approx

Agent Comments



7 Cherry Av CAMPBELLS CREEK 3451 (REI/VG)

4 2 2

Price: $700,000
Method: Private Sale
Date: 18/11/2023
Property Type: House
Land Size: 707 sqm approx

Agent Comments



7 Masterson Cl CASTLEMAINE 3450 (REI/VG)

4 2 2

Price: $685,000
Method: Private Sale
Date: 08/07/2023
Property Type: House
Land Size: 507 sqm approx

Agent Comments

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

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