

# 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

84 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

\$735,000

### Median sale price

Median price

\$717,500

Property Type

House

Suburb

Campbells Creek

Period - From

01/01/2022

to

31/03/2022

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	69 Gingell St CASTLEMAINE 3450	\$765,000	20/05/2022
2	29 North St CASTLEMAINE 3450	\$720,000	23/02/2022
3	12 Lawrence St CASTLEMAINE 3450	\$706,000	14/02/2022

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:

23/06/2022 10:58



3 2 2

**Property Type:** House  
**Land Size:** 1137 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$735,000

**Median House Price**  
March quarter 2022: \$717,500

## Comparable Properties



**69 Gingell St CASTLEMAINE 3450 (REI)**

**Agent Comments**

2 1 1

**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 20/05/2022  
**Property Type:** House  
**Land Size:** 1134 sqm approx



**29 North St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 23/02/2022  
**Property Type:** House  
**Land Size:** 835 sqm approx



**12 Lawrence St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

3 1 5

**Price:** \$706,000  
**Method:** Private Sale  
**Date:** 14/02/2022  
**Property Type:** House  
**Land Size:** 1011 sqm approx