

# 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

46-48 Elizabeth Street, 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 \$865,000

### Median sale price

Median price \$615,000

Property Type House

Suburb Campbells Creek

Period - From 01/04/2020

to 31/03/2021

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	5 Crag St CASTLEMAINE 3450	\$790,000	30/03/2021
2	22 Broad Rd CAMPBELLS CREEK 3451	\$950,000	02/11/2020
3	38 Princess St CAMPBELLS CREEK 3451	\$850,000	16/10/2020

**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:

02/06/2021 11:59



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**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 3262 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$865,000

**Median House Price**  
Year ending March 2021: \$615,000

## Comparable Properties



**5 Crag St CASTLEMAINE 3450 (REI)**

Agent Comments

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**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 30/03/2021  
**Property Type:** House  
**Land Size:** 1947 sqm approx

**22 Broad Rd CAMPBELLS CREEK 3451 (VG)**

Agent Comments

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**Price:** \$950,000  
**Method:** Sale  
**Date:** 02/11/2020  
**Property Type:** House (Res)  
**Land Size:** 1208 sqm approx



**38 Princess St CAMPBELLS CREEK 3451 (REI)**

Agent Comments

3 1 2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 16/10/2020  
**Property Type:** House  
**Land Size:** 3000 sqm approx