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

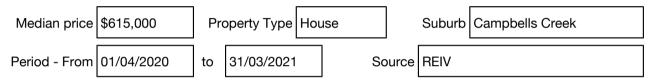
46-48 Elizabeth Street, Campbells Creek Vic 3451

Indicative selling price

	consumer.vic.gov.a	

Single price \$865,000

Median sale price



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









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)



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

22 Broad Rd CAMPBELLS CREEK 3451 (VG) Agent Comments



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



 38 Princess St CAMPBELLS CREEK 3451
 Agent Comments

 (REI)
 3
 1
 1

 2
 2
 2

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

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





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 representations 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.