

# 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

31 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 \$495,000

### Median sale price

Median price \$695,000

Property Type House

Suburb Campbells Creek

Period - From 07/06/2021

to 06/06/2022

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	2 Chapel St CAMPBELLS CREEK 3451	\$515,000	02/06/2022
2	108 Main Rd CAMPBELLS CREEK 3451	\$495,000	19/07/2021
3	128 Main Rd CAMPBELLS CREEK 3451	\$479,000	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:

07/06/2022 15:34



3   1   0

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 6900 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$495,000  
**Median House Price**  
 07/06/2021 - 06/06/2022: \$695,000

## Comparable Properties



**2 Chapel St CAMPBELLS CREEK 3451 (REI)**   **Agent Comments**

3   1   2

**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 02/06/2022  
**Property Type:** House  
**Land Size:** 777 sqm approx



**108 Main Rd CAMPBELLS CREEK 3451 (REI/VG)**   **Agent Comments**

2   1   2

**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 19/07/2021  
**Property Type:** House  
**Land Size:** 1123 sqm approx



**128 Main Rd CAMPBELLS CREEK 3451 (REI/VG)**   **Agent Comments**

2   1   2

**Price:** \$479,000  
**Method:** Private Sale  
**Date:** 14/02/2022  
**Property Type:** House  
**Land Size:** 600 sqm approx

**Account - Castlemaine Property Group** | P: 03 5470 6277 | F: 03 5470 6377