

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

14 Stephen Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$950,000

Median sale price

Median price \$625,000

Property Type House

Suburb Campbells Creek

Period - From 03/09/2020

to 02/09/2021

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	16 Penhallurick St CAMPBELLS CREEK 3451	\$1,000,000	14/05/2021
2	20 Archers Rd CHEWTON 3451	\$915,000	17/02/2021
3	35 Maldon Rd MCKENZIE HILL 3451	\$895,000	02/06/2021

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:

03/09/2021 15:30



Property Type:
Agent Comments

Indicative Selling Price
\$950,000
Median House Price
03/09/2020 - 02/09/2021: \$625,000

Comparable Properties



16 Penhallurick St CAMPBELLS CREEK 3451 (REI) Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 14/05/2021
Property Type: House
Land Size: 1835 sqm approx



20 Archers Rd CHEWTON 3451 (REI/VG) Agent Comments



Price: \$915,000
Method: Private Sale
Date: 17/02/2021
Property Type: House
Land Size: 1860 sqm approx



35 Maldon Rd MCKENZIE HILL 3451 (REI) Agent Comments



Price: \$895,000
Method: Private Sale
Date: 02/06/2021
Property Type: House

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