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	10 Catherine Court, Campbells Creek Vic 3451

Indicative selling price

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

Single price $850,000

Median sale price

Median price $700,000 Property Type House Suburb Campbells Creek

Period - From 01/01/2023 to 31/12/2023 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	4 Carloway Dr MCKENZIE HILL 3451	$870,000	10/10/2023
2	8 Carloway Dr MCKENZIE HILL 3451	$850,000	14/02/2024
3	30 Bowden St CASTLEMAINE 3450	$820,000	16/09/2022

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: 28/02/2024 16:26

10 Catherine Court, Campbells Creek Vic 3451

Carole Lenander
03 5472 1155
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carolelenander@jelliscraig.com.au



3 | 2 | 2 car garage and driveway

Rooms: 7
Property Type: House
Land Size: 759 sqm sqm approx

Agent Comments

Indicative Selling Price
$850,000
Median House Price
Year ending December 2023: $700,000

Comparable Properties



4 Carloway Dr MCKENZIE HILL 3451 (REI/VG)

4 | 2 | 2

Price: $870,000
Method: Private Sale
Date: 10/10/2023
Property Type: House
Land Size: 1099 sqm approx

Agent Comments



8 Carloway Dr MCKENZIE HILL 3451 (REI)

4 | 2 | 2

Price: $850,000
Method: Private Sale
Date: 14/02/2024
Property Type: House
Land Size: 964 sqm approx

Agent Comments



30 Bowden St CASTLEMAINE 3450 (REI/VG)

3 | 2 | 1

Price: $820,000
Method: Private Sale
Date: 16/09/2022
Property Type: House
Land Size: 506 sqm approx

Agent Comments

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