

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

17 Chapel Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$660,000

Median sale price

Median price

\$680,000

Property Type

House

Suburb

Campbells Creek

Period - From

01/01/2024

to

31/12/2024

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	1/79 Main Rd CAMPBELLS CREEK 3451	\$700,000	03/02/2025
2	56 Main Rd CAMPBELLS CREEK 3451	\$610,000	03/01/2025
3	76 Main Rd CAMPBELLS CREEK 3451	\$640,000	22/04/2024

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:

01/04/2025 13:54



3 1 4

Rooms: 4

Property Type: Residential

Land Size: 1,518 sqm approx

Agent Comments

Indicative Selling Price

\$660,000

Median House Price

Year ending December 2024: \$680,000

Comparable Properties



1/79 Main Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments

3 1 3

Price: \$700,000

Method: Private Sale

Date: 03/02/2025

Property Type: House



56 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 1 2

Price: \$610,000

Method: Private Sale

Date: 03/01/2025

Property Type: House

Land Size: 1000 sqm approx



76 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 1 2

Price: \$640,000

Method: Private Sale

Date: 22/04/2024

Property Type: House

Land Size: 854 sqm approx

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