

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

71B Moscript Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$843,000

Median sale price

Median price \$680,000

Property Type House

Suburb Campbells Creek

Period - From 10/02/2024

to 09/02/2025

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	14 Cherry Av CAMPBELLS CREEK 3451	\$780,000	04/02/2025
2	12 Sheoak Ct CAMPBELLS CREEK 3451	\$705,000	25/11/2024
3	60 Moscript St CAMPBELLS CREEK 3451	\$875,000	28/10/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/02/2025 14:04



Property Type: Land
Land Size: 1485 sqm approx
 Agent Comments

Indicative Selling Price
 \$843,000

Median House Price
 10/02/2024 - 09/02/2025: \$680,000

Comparable Properties



14 Cherry Av CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 04/02/2025
Property Type: House
Land Size: 798 sqm approx



12 Sheoak Ct CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$705,000
Method: Private Sale
Date: 25/11/2024
Property Type: House
Land Size: 895 sqm approx



60 Moscript St CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 28/10/2024
Property Type: House
Land Size: 1207 sqm approx

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