

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

23 Moscript Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$659,000

Median sale price

Median price \$680,000

Property Type House

Suburb Campbells Creek

Period - From 16/10/2023

to 15/10/2024

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	39 Moscript St CAMPBELLS CREEK 3451	\$632,000	05/08/2024
2	19 Moscript St CAMPBELLS CREEK 3451	\$641,000	10/04/2024
3	30 Moscript St CAMPBELLS CREEK 3451	\$615,000	05/03/2024

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:

16/10/2024 14:21



2
 -
 2

Property Type: House (Previously Occupied - Detached)

Land Size: 2352 sqm approx

Agent Comments

Indicative Selling Price

\$659,000

Median House Price

16/10/2023 - 15/10/2024: \$680,000

Comparable Properties



39 Moscript St CAMPBELLS CREEK 3451 (REI)

Agent Comments

2
 1
 2

Price: \$632,000

Method: Private Sale

Date: 05/08/2024

Property Type: House

Land Size: 2465 sqm approx



19 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3
 1
 2

Price: \$641,000

Method: Private Sale

Date: 10/04/2024

Property Type: House

Land Size: 1097 sqm approx



30 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3
 1
 2

Price: \$615,000

Method: Private Sale

Date: 05/03/2024

Property Type: House

Land Size: 1037 sqm approx