Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	ile	
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Address 42 Moscri	pt Street, Campbells Creek Vic 3451
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$820,000

Median sale price

Median price \$740,000	Pro	perty Type	House		Suburb	Campbells Creek
Period - From 01/07/2021	to	30/06/2022		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	89 Moscript St CAMPBELLS CREEK 3451	\$895,000	07/03/2022
2	206 Main Rd CHEWTON 3451	\$775,000	22/06/2022
3	42 Elizabeth St CAMPBELLS CREEK 3451	\$720,000	01/08/2022

OR

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.

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This Statement of Information was prepared on:	18/08/2022 15:57













Property Type: Land Land Size: 1740 sqm approx

Agent Comments

Indicative Selling Price \$820,000 **Median House Price**

Year ending June 2022: \$740,000

Comparable Properties



89 Moscript St CAMPBELLS CREEK 3451

(REI/VG)

3



Price: \$895,000 Method: Private Sale Date: 07/03/2022 **Property Type:** House Land Size: 8916 sqm approx **Agent Comments**



206 Main Rd CHEWTON 3451 (REI)

3





Price: \$775,000 Method: Private Sale Date: 22/06/2022 Property Type: House Land Size: 471 sqm approx **Agent Comments**



42 Elizabeth St CAMPBELLS CREEK 3451

(REI)

= 2





Price: \$720,000 Method: Private Sale Date: 01/08/2022 Property Type: House Land Size: 1170 sqm approx **Agent Comments**

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





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