

# 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

42 Moscript Street, Campbells Creek Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$820,000

### Median sale price

Median price

\$740,000

Property 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

**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:

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)**

**Agent Comments**



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



**206 Main Rd CHEWTON 3451 (REI)**

**Agent Comments**



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



**42 Elizabeth St CAMPBELLS CREEK 3451 (REI)**

**Agent Comments**



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