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

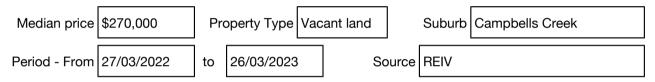
36 Moscript Street, Campbells Creek Vic 3451

Indicative selling price

For the meaning of this		

Single price \$375,000

Median sale price



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	Neates Rd CAMPBELLS CREEK 3451	\$407,000	27/05/2022
2	72 Steele St CHEWTON 3451	\$340,000	18/01/2023
3	Lot 6/59 Moscript St CAMPBELLS CREEK 3451	\$309,000	13/12/2021

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:

27/03/2023 14:22



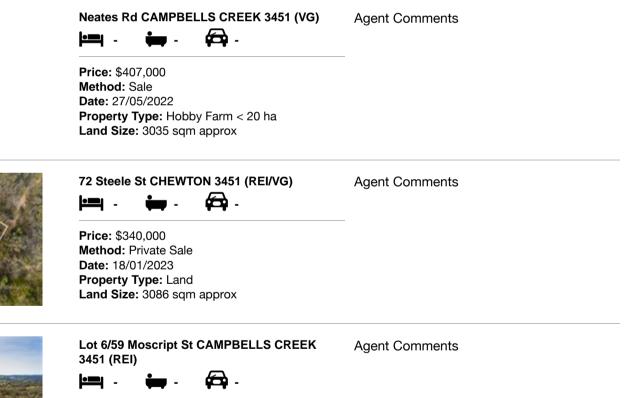






Property Type: Land Land Size: 2955 sqm approx Agent Comments Indicative Selling Price \$375,000 Median Land Price 27/03/2022 - 26/03/2023: \$270,000

Comparable Properties





Price: \$309,000 Method: Private Sale Date: 13/12/2021 Property Type: Land Land Size: 1376 sqm approx

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



propertydata

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