

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 price see consumer.vic.gov.au/underquoting

Single price \$375,000

Median sale price

Median price \$270,000

Property Type Vacant land

Suburb Campbells Creek

Period - From 27/03/2022

to 26/03/2023

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	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



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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

Neates Rd CAMPBELLS CREEK 3451 (VG)

Agent Comments

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Price: \$407,000
Method: Sale
Date: 27/05/2022
Property Type: Hobby Farm < 20 ha
Land Size: 3035 sqm approx



72 Steele St CHEWTON 3451 (REI/VG)

Agent Comments

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Price: \$340,000
Method: Private Sale
Date: 18/01/2023
Property Type: Land
Land Size: 3086 sqm approx



Lot 6/59 Moscript St CAMPBELLS CREEK 3451 (REI)

Agent Comments

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