

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

19 Moscript Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$645,000

Median sale price

Median price \$689,000

Property Type House

Suburb Campbells Creek

Period - From 02/11/2022

to 01/11/2023

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	18 Roberts Av CASTLEMAINE 3450	\$715,000	08/06/2023
2	6 Etty St CASTLEMAINE 3450	\$700,000	01/11/2023
3	48 Mcgrath St CASTLEMAINE 3450	\$690,000	30/03/2023

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:

02/11/2023 15:20



3 bedrooms - 1 bathroom

Property Type: House (Res)
Land Size: 3000 sqm approx
Agent Comments

Indicative Selling Price

\$645,000

Median House Price

02/11/2022 - 01/11/2023: \$689,000

Comparable Properties



18 Roberts Av CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$715,000
Method: Private Sale
Date: 08/06/2023
Property Type: House
Land Size: 1055 sqm approx



6 Eddy St CASTLEMAINE 3450 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$700,000
Method: Private Sale
Date: 01/11/2023
Property Type: House
Land Size: 612 sqm approx



48 McGrath St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$690,000
Method: Private Sale
Date: 30/03/2023
Property Type: House
Land Size: 588 sqm approx