

# 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

89 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

\$895,000

### Median sale price

Median price

\$765,000

Property Type

House

Suburb

Campbells Creek

Period - From

01/10/2021

to

31/12/2021

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	14 Stephen St CAMPBELLS CREEK 3451	\$885,000	17/09/2021
2	46 Elizabeth St CAMPBELLS CREEK 3451	\$870,000	15/07/2021
3	2a Penhallurick St CAMPBELLS CREEK 3451	\$855,000	20/11/2020

**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:

08/02/2022 13:04



3 2 4

**Rooms:** 6

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 9311 sqm approx

Agent Comments

**Indicative Selling Price**

\$895,000

**Median House Price**

December quarter 2021: \$765,000

## Comparable Properties



**14 Stephen St CAMPBELLS CREEK 3451 (REI/VG)**

Agent Comments

6 4 3

**Price:** \$885,000

**Method:** Private Sale

**Date:** 17/09/2021

**Property Type:** House

**Land Size:** 2800 sqm approx

**46 Elizabeth St CAMPBELLS CREEK 3451 (VG)**

Agent Comments

4 - -

**Price:** \$870,000

**Method:** Sale

**Date:** 15/07/2021

**Property Type:** House (Res)

**Land Size:** 3262 sqm approx



**2a Penhallurick St CAMPBELLS CREEK 3451 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$855,000

**Method:** Private Sale

**Date:** 20/11/2020

**Property Type:** House

**Land Size:** 4100 sqm approx