

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

16 Moscript Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$639,000

Median sale price

Median price \$452,000

House

X

Unit

Suburb or locality

Campbells Creek

Period - From 01/10/2017

to

30/09/2018

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 eighteen 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	9 Penhallurick St CAMPBELLS CREEK 3451	\$660,000	17/09/2018
2	13 Farrell Av CASTLEMAINE 3450	\$641,350	20/09/2018
3	7 Baird St CASTLEMAINE 3450	\$639,000	03/10/2018

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 eighteen months.

16 Moscript Street, Campbells Creek Vic 3451

cantwell ^{MA}

Genevieve Cantwell

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Indicative Selling Price

\$639,000

Median House Price

Year ending September 2018: \$452,000



4 2 2

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 993 sqm approx

Agent Comments

Comparable Properties



9 Penhallurick St CAMPBELLS CREEK 3451 (REI)

Agent Comments

3 3 2

Price: \$660,000

Method: Private Sale

Date: 17/09/2018

Rooms: -

Property Type: House

Land Size: 666 sqm approx



13 Farrell Av CASTLEMAINE 3450 (REI)

Agent Comments

4 1 3

Price: \$641,350

Method: Private Sale

Date: 20/09/2018

Rooms: -

Property Type: House

Land Size: 1080 sqm approx



7 Baird St CASTLEMAINE 3450 (REI)

Agent Comments

2 1 2

Price: \$639,000

Method: Private Sale

Date: 03/10/2018

Rooms: 3

Property Type: House

Land Size: 1261 sqm approx