

# 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

72 Moscript Street, Campbells Creek Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$1,275,000

### Median sale price

Median price \$765,000

Property Type House

Suburb Campbells Creek

Period - From 01/10/2023

to 31/12/2023

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	12-14 Ray St CASTLEMAINE 3450	\$1,310,000	16/11/2023
2	8-12 Coulthard St CASTLEMAINE 3450	\$1,275,000	20/04/2023
3	37 Gaffney St CASTLEMAINE 3450	\$1,250,000	24/11/2022

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:

28/02/2024 15:46



5 3 4

**Property Type:** House  
**Land Size:** 3670 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,275,000

**Median House Price**  
December quarter 2023: \$765,000

## Comparable Properties



**12-14 Ray St CASTLEMAINE 3450 (REI)**

**Agent Comments**

5 2 6

**Price:** \$1,310,000  
**Method:** Private Sale  
**Date:** 16/11/2023  
**Property Type:** House  
**Land Size:** 4477 sqm approx



**8-12 Coulthard St CASTLEMAINE 3450 (REI)**

**Agent Comments**

4 2 4

**Price:** \$1,275,000  
**Method:** Private Sale  
**Date:** 20/04/2023  
**Property Type:** House  
**Land Size:** 3950 sqm approx



**37 Gaffney St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

4 2 5

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 24/11/2022  
**Property Type:** House  
**Land Size:** 4585 sqm approx