

# 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

60 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 \$875,000

### Median sale price

Median price \$680,000

Property Type House

Suburb Campbells Creek

Period - From 05/09/2023

to 04/09/2024

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	9 Kaweka St CASTLEMAINE 3450	\$827,000	03/05/2024
2	6 Moscript St CAMPBELLS CREEK 3451	\$750,000	20/04/2024
3	25 Moscript St CAMPBELLS CREEK 3451	\$782,500	06/06/2023

**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:

05/09/2024 14:42



Property Type: Land  
Agent Comments

Indicative Selling Price  
\$875,000  
Median House Price  
05/09/2023 - 04/09/2024: \$680,000

Comparable Properties



9 Kaweka St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$827,000  
Method: Private Sale  
Date: 03/05/2024  
Property Type: House  
Land Size: 678 sqm approx



6 Moscript St CAMPBELLS CREEK 3451 (REI/VG) Agent Comments



Price: \$750,000  
Method: Private Sale  
Date: 20/04/2024  
Property Type: House  
Land Size: 2493 sqm approx



25 Moscript St CAMPBELLS CREEK 3451 (REI/VG) Agent Comments



Price: \$782,500  
Method: Private Sale  
Date: 06/06/2023  
Property Type: House  
Land Size: 2239 sqm approx