

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31b Moscript Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$725,000

Median sale price

Median price

\$642,500

Property Type

House

Suburb

Campbells Creek

Period - From

01/10/2020

to

30/09/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	146a Johnstone St CASTLEMAINE 3450	\$720,000	29/09/2021
2	36 Elizabeth St CAMPBELLS CREEK 3451	\$695,000	15/10/2021
3	1 Broad Rd CAMPBELLS CREEK 3451	\$685,000	21/08/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

26/10/2021 15:03



3 1 0

Rooms: 6
Property Type: House
Land Size: 1425 sqm approx
 Agent Comments

Indicative Selling Price
 \$725,000

Median House Price
 Year ending September 2021: \$642,500

Comparable Properties



146a Johnstone St CASTLEMAINE 3450 (REI) Agent Comments

2 1 2

Price: \$720,000
Method: Private Sale
Date: 29/09/2021
Property Type: House
Land Size: 899 sqm approx



36 Elizabeth St CAMPBELLS CREEK 3451 (REI) Agent Comments

3 1 2

Price: \$695,000
Method: Private Sale
Date: 15/10/2021
Property Type: House
Land Size: 1132 sqm approx



1 Broad Rd CAMPBELLS CREEK 3451 (REI) Agent Comments

3 1 4

Price: \$685,000
Method: Private Sale
Date: 21/08/2021
Property Type: House
Land Size: 1552 sqm approx