## 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

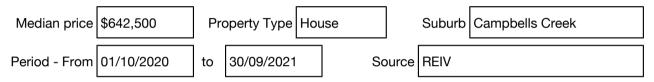
31b Moscript Street, Campbells Creek Vic 3451

## Indicative selling price

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

Single price \$725,000

#### Median sale price



## 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



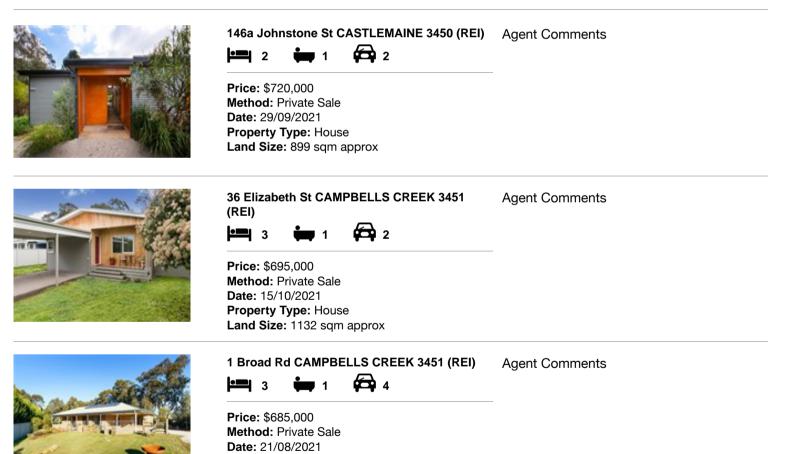






Rooms: 6 Property Type: House Land Size: 1425 sqm approx Agent Comments Indicative Selling Price \$725,000 Median House Price Year ending September 2021: \$642,500

# **Comparable Properties**



Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

Property Type: House Land Size: 1552 sqm approx





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