

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

25 Moscript Street, Campbells Creek Vic 3451

Indicative selling price

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

Range between

\$775,000

&

\$825,000

Median sale price

Median price

\$720,000

Property Type

House

Suburb

Campbells Creek

Period - From

03/04/2022

to

02/04/2023

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	36 Lawrence St CASTLEMAINE 3450	\$800,000	06/12/2022
2	3 Scott Ct CAMPBELLS CREEK 3451	\$765,000	13/01/2022
3	57 Moscript St CAMPBELLS CREEK 3451	\$750,000	29/06/2022

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:

03/04/2023 15:09



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Property Type: House
Land Size: 2239 sqm approx
Agent Comments

Indicative Selling Price

\$775,000 - \$825,000

Median House Price

03/04/2022 - 02/04/2023: \$720,000

Comparable Properties



36 Lawrence St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

3 1 -

Price: \$800,000
Method: Private Sale
Date: 06/12/2022
Property Type: House
Land Size: 1564 sqm approx



3 Scott Ct CAMPBELLS CREEK 3451 (REI/VG) **Agent Comments**

3 2 2

Price: \$765,000
Method: Private Sale
Date: 13/01/2022
Property Type: House
Land Size: 2046 sqm approx



57 Moscript St CAMPBELLS CREEK 3451 (VG) **Agent Comments**

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Price: \$750,000
Method: Sale
Date: 29/06/2022
Property Type: House (Res)
Land Size: 2435 sqm approx