

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 2 Stephen Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$630,000

Median sale price

Median price \$685,000 Property Type House Suburb Campbells Creek

Period - From 20/12/2023 to 19/12/2024 Source Property Data

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	23 Moscript St CAMPBELLS CREEK 3451	\$650,000	02/12/2024
2	39 Moscript St CAMPBELLS CREEK 3451	\$632,000	05/08/2024
3	76 Main Rd CAMPBELLS CREEK 3451	\$640,000	22/04/2024

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: 20/12/2024 14:10



Property Type: House (Previously Occupied - Detached)
Land Size: 1600 sqm approx
 Agent Comments

Indicative Selling Price
 \$630,000
Median House Price
 20/12/2023 - 19/12/2024: \$685,000

Comparable Properties



23 Moscript St CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 2346 sqm approx



39 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$632,000
Method: Private Sale
Date: 05/08/2024
Property Type: House
Land Size: 2465 sqm approx



76 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 22/04/2024
Property Type: House
Land Size: 854 sqm approx

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