

# 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

12 Moscript Street, Campbells Creek Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$250,000

### Median sale price

Median price \$250,000

Property Type Vacant land

Suburb Campbells Creek

Period - From 07/01/2024

to 06/01/2025

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	4 Wirilda Av CAMPBELLS CREEK 3451	\$250,000	22/07/2024
2	6 Wirilda Av CAMPBELLS CREEK 3451	\$250,000	10/04/2024
3	26 Gunangara Dr MUCKLEFORD 3451	\$282,500	20/02/2024

**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:

07/01/2025 11:45



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**Property Type:** Residential Land

**Land Size:** 457m2 sqm approx

Agent Comments

**Indicative Selling Price**

\$250,000

**Median Land Price**

07/01/2024 - 06/01/2025: \$250,000

## Comparable Properties

4 Wirilda Av CAMPBELLS CREEK 3451 (VG)

Agent Comments

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**Price:** \$250,000

**Method:** Sale

**Date:** 22/07/2024

**Property Type:** Land

**Land Size:** 544 sqm approx

6 Wirilda Av CAMPBELLS CREEK 3451 (VG)

Agent Comments

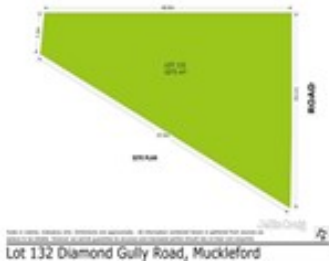
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**Price:** \$250,000

**Method:** Sale

**Date:** 10/04/2024

**Property Type:** Land



26 Gunangara Dr MUCKLEFORD 3451 (REI/VG)

Agent Comments

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**Price:** \$282,500

**Method:** Private Sale

**Date:** 20/02/2024

**Property Type:** Land

**Land Size:** 1075 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377