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

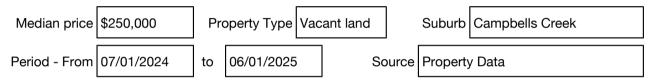
12 Moscript Street, Campbells Creek Vic 3451

Indicative selling price

For the meaning of this		

Single price \$250,000

Median sale price



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









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	
	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	
	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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1010	Price: \$282,500		
-	Method: Private Sale		
	Date: 20/02/2024 Property Type: Land		
All Design and the second seco	Land Size: 1075 sqm approx		

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



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