#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

	12 Moscript Street, Campbells Creek Vic 3451
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$230,000

#### Median sale price

Median price	\$250,000	Pro	perty Type	Vacant lan	d	Suburb	Campbells Creek
Period - From	07/11/2023	to	06/11/2024		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

Add	dress of comparable property	Price	Date of sale
1	24a Ray St CASTLEMAINE 3450	\$295,000	14/12/2023
2	30 Britton St CASTLEMAINE 3450	\$290,000	20/09/2023
3	8 Domain Dr CASTLEMAINE 3450	\$300,000	27/07/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	07/11/2024 16:53













Property Type: Residential Land Land Size: 457m2 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$230,000 **Median Land Price** 

07/11/2023 - 06/11/2024: \$250,000

# Comparable Properties



24a Ray St CASTLEMAINE 3450 (REI/VG)





**Agent Comments** 

Price: \$295,000 Method: Private Sale Date: 14/12/2023 Property Type: Land

Land Size: 607 sqm approx



30 Britton St CASTLEMAINE 3450 (REI/VG)





Price: \$290,000 Method: Private Sale Date: 20/09/2023

Property Type: Land (Res) Land Size: 481 sqm approx Agent Comments



8 Domain Dr CASTLEMAINE 3450 (REI/VG)





Price: \$300.000 Method: Private Sale Date: 27/07/2023 Property Type: Land Land Size: 542 sqm approx Agent Comments

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





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