

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

Single price \$230,000

Median sale price

Median price \$250,000 Property Type Vacant land 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	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 comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

07/11/2024 16:53



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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

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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)

Agent Comments

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Price: \$290,000

Method: Private Sale

Date: 20/09/2023

Property Type: Land (Res)

Land Size: 481 sqm approx



8 Domain Dr CASTLEMAINE 3450 (REI/VG)

Agent Comments

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Price: \$300,000

Method: Private Sale

Date: 27/07/2023

Property Type: Land

Land Size: 542 sqm approx

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