

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5/59 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

\$319,000

### Median sale price

Median price

\$260,000

Property Type

Vacant land

Suburb

Campbells Creek

Period - From

01/02/2021

to

31/01/2022

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	12 Brigade Av CAMPBELLS CREEK 3451	\$298,000	02/01/2022
2	7 Cherry Av CAMPBELLS CREEK 3451	\$287,000	29/10/2021
3	Lot 3/71 Moscript St CAMPBELLS CREEK 3451	\$260,000	17/11/2021

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/02/2022 15:16



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$319,000

**Median Land Price**  
01/02/2021 - 31/01/2022: \$260,000

## Comparable Properties



**12 Brigade Av CAMPBELLS CREEK 3451 (VG)** Agent Comments



**Price:** \$298,000  
**Method:** Sale  
**Date:** 02/01/2022  
**Property Type:** Land

**7 Cherry Av CAMPBELLS CREEK 3451 (VG)** Agent Comments



**Price:** \$287,000  
**Method:** Sale  
**Date:** 29/10/2021  
**Property Type:** Land  
**Land Size:** 707 sqm approx



**Lot 3/71 Moscript St CAMPBELLS CREEK 3451 (REI)** Agent Comments



**Price:** \$260,000  
**Method:** Private Sale  
**Date:** 17/11/2021  
**Property Type:** Land  
**Land Size:** 1485 sqm approx