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

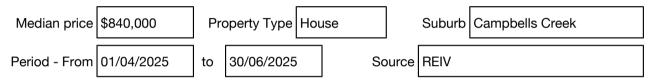
55 Moscript Street, Campbells Creek Vic 3451

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$745,000

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	3 Van Heurck St CASTLEMAINE 3450	\$750,000	25/07/2025
2	1 Cooper Ct CAMPBELLS CREEK 3451	\$750,000	26/02/2025
3	6 Moscript St CAMPBELLS CREEK 3451	\$750,000	20/04/2024

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:

19/08/2025 14:18









Property Type: House Land Size: 1089 sqm approx Agent Comments

Indicative Selling Price \$745,000 **Median House Price** June guarter 2025: \$840,000

Comparable Properties



3 Price: \$750,000 Method: Private Sale Date: 25/07/2025 Property Type: House Land Size: 1018 sqm approx

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1 Cooper Ct CAMPBELLS CREEK 3451 (REI/VG)

3 Van Heurck St CASTLEMAINE 3450 (REI/VG)



Price: \$750.000 Method: Private Sale Date: 26/02/2025 Property Type: House Land Size: 5078 sqm approx

6 Moscript St CAMPBELLS CREEK 3451 (REI/VG) 3

Agent Comments

Agent Comments

Agent Comments



Price: \$750,000 Method: Private Sale Date: 20/04/2024 Property Type: House Land Size: 2493 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

propertydata



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