# 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

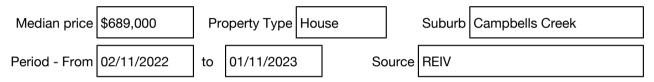
19 Moscript Street, Campbells Creek Vic 3451

# Indicative selling price

For the meaning of this		

Single price \$679,000

#### 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	18 Roberts Av CASTLEMAINE 3450	\$715,000	08/06/2023
2	6 Etty St CASTLEMAINE 3450	\$700,000	01/11/2023
3	48 Mcgrath St CASTLEMAINE 3450	\$690,000	30/03/2023

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:

02/11/2023 15:20



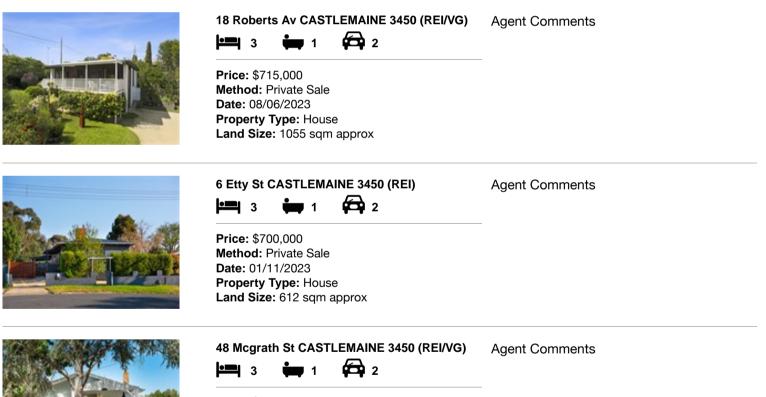






Property Type: House (Res) Land Size: 3000 sqm approx Agent Comments Indicative Selling Price \$679,000 Median House Price 02/11/2022 - 01/11/2023: \$689,000

# **Comparable Properties**



Price: \$690,000 Method: Private Sale Date: 30/03/2023 Property Type: House Land Size: 588 sqm approx

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



propertydata

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