

# 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

30 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 \$650,000

### Median sale price

Median price \$680,000 Property Type House Suburb Campbells Creek

Period - From 05/12/2022 to 04/12/2023 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	58 Stephen St CAMPBELLS CREEK 3451	\$680,000	09/11/2023
2	18 Van Heurck St CASTLEMAINE 3450	\$660,000	27/11/2023
3	3 Murphy St CASTLEMAINE 3450	\$655,000	15/11/2023

**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:

05/12/2023 14:24



 3    1    4

**Property Type:** Residential House

**Land Size:** 1037 sqm approx

Agent Comments

**Indicative Selling Price**

\$650,000

**Median House Price**

05/12/2022 - 04/12/2023: \$680,000

## Comparable Properties



**58 Stephen St CAMPBELLS CREEK 3451 (REI)** Agent Comments

 3    1    4

**Price:** \$680,000

**Method:** Private Sale

**Date:** 09/11/2023

**Property Type:** House

**Land Size:** 1997 sqm approx



**18 Van Heurck St CASTLEMAINE 3450 (REI)** Agent Comments

 3    1    4

**Price:** \$660,000

**Method:** Private Sale

**Date:** 27/11/2023

**Property Type:** House

**Land Size:** 845 sqm approx



**3 Murphy St CASTLEMAINE 3450 (REI)** Agent Comments

 3    1    4

**Price:** \$655,000

**Method:** Private Sale

**Date:** 15/11/2023

**Property Type:** House

**Land Size:** 842 sqm approx

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