

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 39 Moscript Street, Campbells Creek Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$699,000

Median sale price

Median price \$690,000 Property Type House Suburb Campbells Creek

Period - From 14/02/2023 to 13/02/2024 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 eighteen 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			
3			

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 eighteen months.

This Statement of Information was prepared on: 14/02/2024 10:51



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Property Type: House (Res)
Land Size: 2428 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$699,000

Median House Price
14/02/2023 - 13/02/2024: \$690,000

Comparable Properties



58 Stephen St CAMPBELLS CREEK 3451
(REI/VG)

[Agent Comments](#)

3 1 4

Price: \$680,000
Method: Private Sale
Date: 09/11/2023
Property Type: House
Land Size: 1997 sqm approx

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 eighteen months.