

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

5 Moscript Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$910,000

Median sale price

Median price \$695,000

Property Type House

Suburb Campbells Creek

Period - From 04/06/2024

to 03/06/2025

Source Property Data

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	69 Princess St CAMPBELLS CREEK 3451	\$809,770	18/11/2024
2	60 Moscript St CAMPBELLS CREEK 3451	\$875,000	28/10/2024
3	35 Maldon Rd MCKENZIE HILL 3451	\$900,000	16/02/2024

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:

04/06/2025 11:44



Rooms: 1
Property Type: Land
Land Size: 2213 sqm approx
Agent Comments

Indicative Selling Price
 \$910,000

Median House Price
 04/06/2024 - 03/06/2025: \$695,000

Comparable Properties



69 Princess St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$809,770
Method: Private Sale
Date: 18/11/2024
Property Type: House
Land Size: 2463 sqm approx



60 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 28/10/2024
Property Type: House
Land Size: 1207 sqm approx



35 Maldon Rd MCKENZIE HILL 3451 (REI/VG)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 16/02/2024
Property Type: House
Land Size: 3007 sqm approx

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