

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/9 Moscript Street, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$505,000

Property Type

House

Suburb

Campbells Creek

Period - From

01/07/2018

to

30/06/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2/79 Main Rd CAMPBELLS CREEK 3451	\$385,000	24/04/2019
2	94 Johnstone St CASTLEMAINE 3450	\$375,000	19/03/2019
3	1/10 Gaulton St CASTLEMAINE 3450	\$320,000	16/08/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/09/2019 12:00



 2  - 

Property Type: House (Res)

Land Size: 464 sqm approx

Agent Comments

Indicative Selling Price

\$385,000

Median House Price

Year ending June 2019: \$505,000

Comparable Properties

2/79 Main Rd CAMPBELLS CREEK 3451 (VG) Agent Comments

 2  -  -

Price: \$385,000

Method: Sale

Date: 24/04/2019

Property Type: Flat/Unit/Apartment (Res)



94 Johnstone St CASTLEMAINE 3450 (REI/VG) Agent Comments

 2  1  1

Price: \$375,000

Method: Private Sale

Date: 19/03/2019

Property Type: House

Land Size: 570 sqm approx



1/10 Gaulton St CASTLEMAINE 3450 (REI) Agent Comments

 2  1  1

Price: \$320,000

Method: Private Sale

Date: 16/08/2019

Property Type: Unit

Land Size: 217 sqm approx