

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

126 Gunangara Dr, Muckleford Vic 3451

Indicative selling price

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

Single price \$280,000

Median sale price

Median price \$269,000

Property Type Vacant land

Suburb Muckleford

Period - From 10/04/2023

to 09/04/2024

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 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 Gunangara Dr MUCKLEFORD 3451	\$305,000	10/03/2023
2	24 Gunangara Dr MUCKLEFORD 3451	\$300,000	15/12/2023
3	26 Gunangara Dr MUCKLEFORD 3451	\$282,500	20/02/2024

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:

10/04/2024 12:10