

# 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

6 Gunangara Drive, Muckleford 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 \$775,000

### Median sale price

Median price \$1,005,000

Property Type House

Suburb Muckleford

Period - From 22/04/2023

to 21/04/2024

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	7 Acacia Ct MCKENZIE HILL 3451	\$835,000	05/03/2024
2	6 Roalies PI CAMPBELLS CREEK 3451	\$745,000	04/01/2024
3	3 Woodman Dr MCKENZIE HILL 3451	\$715,000	18/10/2023

**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:

22/04/2024 14:17



**Property Type:** Land  
**Land Size:** 703 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$775,000

**Median House Price**  
22/04/2023 - 21/04/2024: \$1,005,000

## Comparable Properties



**7 Acacia Ct MCKENZIE HILL 3451 (REI)**

[Agent Comments](#)



**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 05/03/2024  
**Property Type:** House  
**Land Size:** 671 sqm approx



**6 Roalies PI CAMPBELLS CREEK 3451 (REI/VG)**

[Agent Comments](#)



**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 04/01/2024  
**Property Type:** House  
**Land Size:** 526 sqm approx



**3 Woodman Dr MCKENZIE HILL 3451 (REI/VG)**

[Agent Comments](#)



**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 18/10/2023  
**Property Type:** House  
**Land Size:** 558 sqm approx