

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

4 Banya St, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$259,000

Median sale price

Median price \$285,000

Property Type Vacant land

Suburb Campbells Creek

Period - From 05/06/2023

to 04/06/2024

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	26 Gunangara Dr MUCKLEFORD 3451	\$282,500	20/02/2024
2	6 Wirilda Av CAMPBELLS CREEK 3451	\$250,000	10/04/2024
3	19 Gunangara Dr MUCKLEFORD 3451	\$245,000	21/01/2024

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:

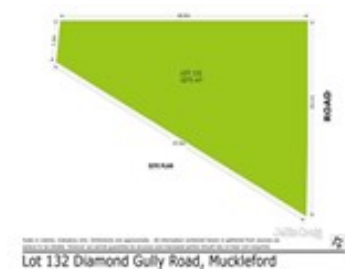
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Property Type:
Agent Comments

Indicative Selling Price
\$259,000
Median Land Price
05/06/2023 - 04/06/2024: \$285,000

Comparable Properties



26 Gunangara Dr MUCKLEFORD 3451 (REI/VG)

Agent Comments



Price: \$282,500
Method: Private Sale
Date: 20/02/2024
Property Type: Land
Land Size: 1075 sqm approx

6 Wirilda Av CAMPBELLS CREEK 3451 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 10/04/2024
Property Type: Land



19 Gunangara Dr MUCKLEFORD 3451 (REI/VG)

Agent Comments



Price: \$245,000
Method: Private Sale
Date: 21/01/2024
Property Type: Land
Land Size: 591 sqm approx

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