

# 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 61 Diamond Gully Road, Campbells Creek 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 \$235,000

### Median sale price

Median price \$281,500 Property Type Vacant land Suburb Campbells Creek

Period - From 22/05/2023 to 21/05/2024 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	57 Diamond Gully Rd CAMPBELLS CREEK 3451	\$260,000	22/06/2023
2	19 Gunangara Dr MUCKLEFORD 3451	\$245,000	21/01/2024
3	21 Gunangara Dr MUCKLEFORD 3451	\$220,000	30/10/2023

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: 22/05/2024 11:17



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$235,000  
**Median Land Price**  
22/05/2023 - 21/05/2024: \$281,500

## Comparable Properties

**57 Diamond Gully Rd CAMPBELLS CREEK 3451 (VG)** Agent Comments



**Price:** \$260,000  
**Method:** Sale  
**Date:** 22/06/2023  
**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

**21 Gunangara Dr MUCKLEFORD 3451 (VG)** Agent Comments



**Price:** \$220,000  
**Method:** Sale  
**Date:** 30/10/2023  
**Property Type:** Land  
**Land Size:** 611 sqm approx

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