

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

21 Gunangara Dr, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$229,000

Median sale price

Median price \$680,000

Property Type House

Suburb Campbells Creek

Period - From 17/10/2022

to 16/10/2023

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 eighteen 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	5/2 Murphy St CASTLEMAINE 3450	\$200,000	17/10/2022
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

17/10/2023 17:22



Property Type:
Agent Comments

Indicative Selling Price
\$239,000
Median House Price
17/10/2022 - 16/10/2023: \$680,000

Comparable Properties

5/2 Murphy St CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$200,000
Method: Sale
Date: 17/10/2022
Property Type: Land
Land Size: 369 sqm approx

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 eighteen months.