

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

8 Gurri Dr, Muckleford Vic 3451

Indicative selling price

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

Single price

\$295,000

Median sale price

Median price

\$284,500

Property Type

Vacant land

Suburb

Muckleford

Period - From

07/02/2023

to

06/02/2024

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 | 10 Banksia Ct CAMPBELLS CREEK 3451 | \$285,000 | 31/08/2023 |
| 2 | 1 Gurri Dr MUCKLEFORD 3451 | \$269,000 | 23/05/2023 |
| 3 | | | |

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:

07/02/2024 14:10



Property Type:
Agent Comments

Indicative Selling Price
\$295,000

Median Land Price

07/02/2023 - 06/02/2024: \$284,500

Comparable Properties



10 Banksia Ct CAMPBELLS CREEK 3451
(REI/VG)

Agent Comments



Price: \$285,000
Method: Private Sale
Date: 31/08/2023
Property Type: Land
Land Size: 871 sqm approx

1 Gurri Dr MUCKLEFORD 3451 (VG)

Agent Comments



Price: \$269,000
Method: Sale
Date: 23/05/2023
Property Type: Land

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.