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	14 Gunangara Drive, Muckleford Vic 3451
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$315,000

Median sale price

Median price	\$250,000	Pro	perty Type	Vaca	ant land		Suburb	Muckleford
Period - From	07/03/2024	to	06/03/2025		Sc	urce	Property	⁷ Data

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

Add	dress of comparable property	Price	Date of sale
1	26 Gunangara Dr MUCKLEFORD 3451	\$282,500	20/02/2024
2	24 Gunangara Dr MUCKLEFORD 3451	\$300,000	15/12/2023
3	20 Gunangara Dr MUCKLEFORD 3451	\$310,000	04/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	07/03/2025 14:33













Property Type: Land

Land Size: 807 sqm approx

Agent Comments

Indicative Selling Price \$315,000 Median Land Price 07/03/2024 - 06/03/2025: \$250,000

Comparable Properties



26 Gunangara Dr MUCKLEFORD 3451 (REI/VG)

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Agent Comments

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

Land Size: 1075 sqm approx

24 Gunangara Dr MUCKLEFORD 3451 (VG)





Agent Comments

Price: \$300,000 Method: Sale Date: 15/12/2023 Property Type: Land Land Size: 981 sqm approx



20 Gunangara Dr MUCKLEFORD 3451 (REI/VG)

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Price: \$310,000 Method: Private Sale Date: 04/10/2023 Property Type: Land Land Size: 911 sqm approx Agent Comments

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





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