# 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

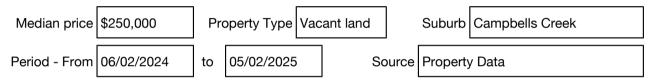
13 Manna Gum Way, Campbells Creek Vic 3451

# Indicative selling price

For the meaning of this		

Single price \$249,000

#### Median sale price



# 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	17 Gurri Dr CAMPBELLS CREEK 3451	\$250,000	06/01/2025
2	21 Moscript St CAMPBELLS CREEK 3451	\$300,000	12/08/2024
3	Lot 102/ Wirilda Av CAMPBELLS CREEK 3451	\$250,000	30/07/2024

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:

06/02/2025 11:56









Property Type: Land Land Size: 758 sqm approx Agent Comments Indicative Selling Price \$249,000 Median Land Price 06/02/2024 - 05/02/2025: \$250,000

# **Comparable Properties**

Castlemuine -teo	17 Gurri Dr CAMPBELLS CREEK 3451 (REI) 📺 - 🧰 - 🏟 -	Agent Comments
	Price: \$250,000 Method: Private Sale	_
Chat The Co	Date: 06/01/2025	
	Property Type: Land Land Size: 875 sqm approx	
and the second second	21 Moscript St CAMPBELLS CREEK 3451 (VG)	Agent Comments
-		
	Price: \$300,000	
The state of the s	Method: Sale	
	Date: 12/08/2024 Property Type: Land	
And the second sec	Land Size: 1153 sqm approx	
	Lot 102/ Wirilda Av CAMPBELLS CREEK 3451 (REI)	Agent Comments
age 1		0
4		_
tied Land 102	Price: \$250,000 Method: Private Sale	
art building	Date: 30/07/2024	
	Property Type: Land	
Wirlida Avenue	Land Size: 544 sqm approx	

# Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377



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