

# 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 price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$249,000

### Median sale price

Median price \$250,000

Property Type Vacant land

Suburb Campbells Creek

Period - From 06/02/2024

to 05/02/2025

Source Property 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	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



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**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



**17 Gurri Dr CAMPBELLS CREEK 3451 (REI)**

**Agent Comments**

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**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 06/01/2025  
**Property Type:** Land  
**Land Size:** 875 sqm approx



**21 Moscript St CAMPBELLS CREEK 3451 (VG)**

**Agent Comments**

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**Price:** \$300,000  
**Method:** Sale  
**Date:** 12/08/2024  
**Property Type:** Land  
**Land Size:** 1153 sqm approx



**Lot 102/ Wirilda Av CAMPBELLS CREEK 3451 (REI)**

**Agent Comments**

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**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 30/07/2024  
**Property Type:** Land  
**Land Size:** 544 sqm approx

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