## 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

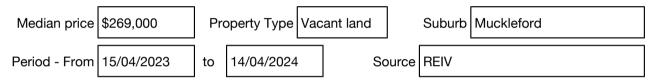
Lot 174 Gunangara Drive, Muckleford Vic 3451

### Indicative selling price

For the	e meaning o	of this price see	e consumer.vic.	.gov.au/und	erquoting	

Single price \$398,000

#### Median sale price



## 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	18 Chapmans Rd CASTLEMAINE 3450	\$379,000	08/11/2023
2	24 Gunangara Dr MUCKLEFORD 3451	\$300,000	15/12/2023
3			

OR

**B**<sup>\*</sup> 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:

15/04/2024 15:21



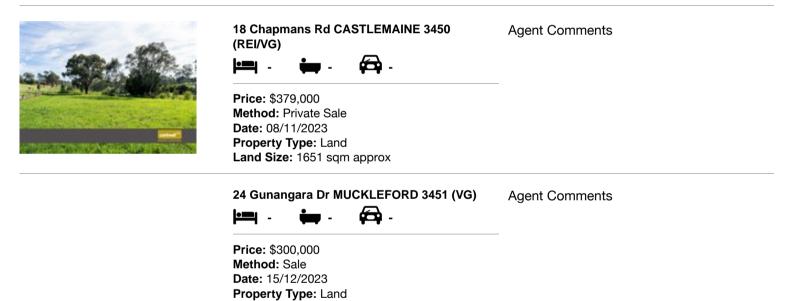






**Property Type:** Agent Comments Indicative Selling Price \$398,000 Median Land Price 15/04/2023 - 14/04/2024: \$269,000

# **Comparable Properties**



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.

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

propertyd

Land Size: 981 sqm approx



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