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

6 Ngaari Ct, Campbells Creek Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$235,000								
Median sale price									
Median price	\$281,500	Pro	operty Type Va	cant land	Suburb	Campbells Creek			
Period - From	22/05/2023	to	21/05/2024	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.

Ade	dress of comparable property	Price	Date of sale
1	6 Wirilda Av CAMPBELLS CREEK 3451	\$250,000	10/04/2024
2	94 Bulkeleys Rd MCKENZIE HILL 3451	\$249,000	01/02/2024
3	19 Gunangara Dr MUCKLEFORD 3451	\$245,000	21/01/2024

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:

22/05/2024 11:36



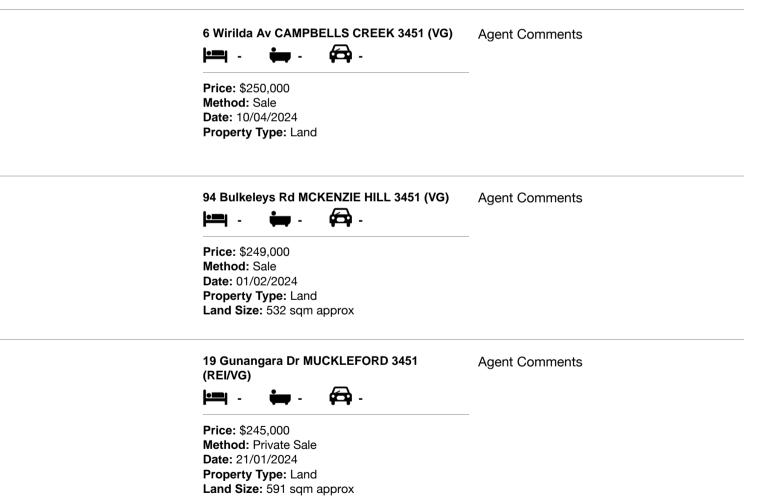






Property Type: Agent Comments Indicative Selling Price \$235,000 Median Land Price 22/05/2023 - 21/05/2024: \$281,500

Comparable Properties



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

propertydata



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