

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

Single price

\$235,000

### Median sale price

Median price

\$281,500

Property Type

Vacant 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.

	Address 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

6 Wirilda Av CAMPBELLS CREEK 3451 (VG) Agent Comments



Price: \$250,000  
Method: Sale  
Date: 10/04/2024  
Property Type: Land

94 Bulkeleys Rd MCKENZIE HILL 3451 (VG) Agent Comments



Price: \$249,000  
Method: Sale  
Date: 01/02/2024  
Property Type: Land  
Land Size: 532 sqm approx

19 Gunangara Dr MUCKLEFORD 3451 (REI/VG) Agent Comments



Price: \$245,000  
Method: Private Sale  
Date: 21/01/2024  
Property Type: Land  
Land Size: 591 sqm approx

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