## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address | 15 Gurri Dr, Campbells Creek Vic 3451

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$259,000									
Median sale price										
Median price	\$285,000	Pro	operty Type	Vaca	ant land	Suburb	Campbells Creek			
Period - From	27/05/2023	to	26/05/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	24 Gunangara Dr MUCKLEFORD 3451	\$300,000	15/12/2023
2	26 Gunangara Dr MUCKLEFORD 3451	\$282,500	20/02/2024
3	6 Wirilda Av CAMPBELLS CREEK 3451	\$250,000	10/04/2024

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:

27/05/2024 13:37



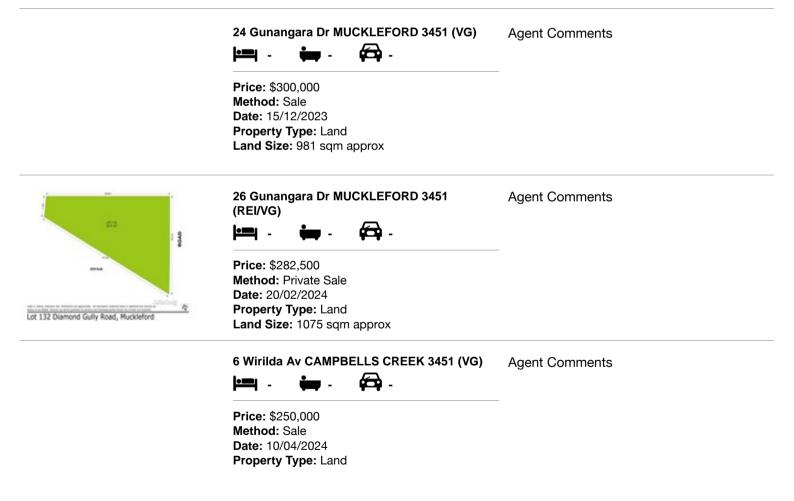






**Property Type:** Agent Comments Indicative Selling Price \$259,000 Median Land Price 27/05/2023 - 26/05/2024: \$285,000

# **Comparable Properties**



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

propertydata



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