# 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

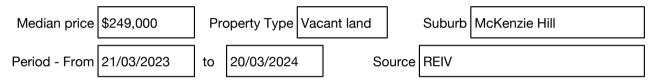
Lot 131 Gunangara Est, McKenzie Hill Vic 3451

### Indicative selling price

For the meaning	of this	price see	consumer.vic.go	v.au/underquoting
. e. u.eeag	• • • • • •	p		

Single price \$305,000

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

Add	lress of comparable property	Price	Date of sale
1	20 Gunangara Dr MUCKLEFORD 3451	\$310,000	04/10/2023
2	24 Gunangara Dr MUCKLEFORD 3451	\$300,000	15/12/2023
3	26 Gunangara Dr MUCKLEFORD 3451	\$282,500	20/02/2024

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:

21/03/2024 15:32



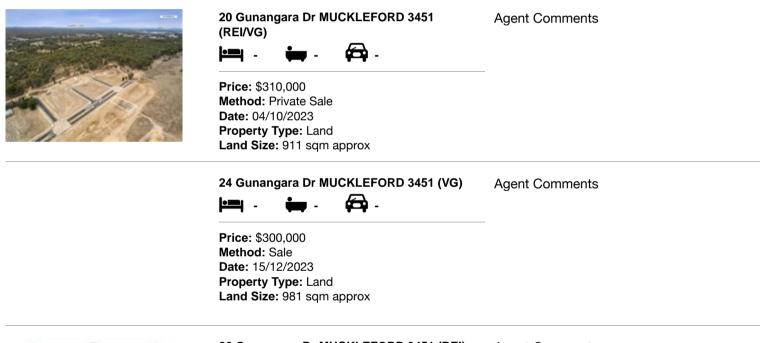






**Property Type:** Agent Comments Indicative Selling Price \$305,000 Median Land Price 21/03/2023 - 20/03/2024: \$249,000

# **Comparable Properties**





26 Gunangara Dr MUCKLEFORD 3451 (REI) Ag



Agent Comments

Price: \$282,500 Method: Private Sale Date: 20/02/2024 Property Type: Land Land Size: 1075 sqm approx

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



propertydata

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