

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

13 Manna Gum Way, 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 \$255,000

### Median sale price

Median price \$250,000 Property Type Vacant land Suburb Campbells Creek

Period - From 19/12/2023 to 18/12/2024 Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

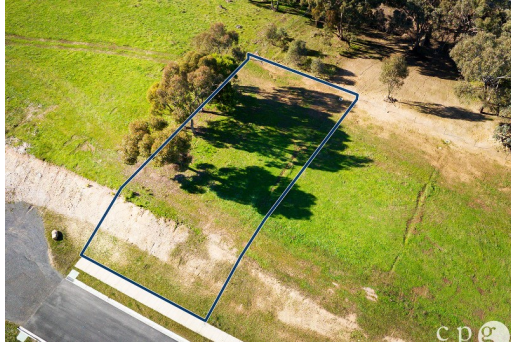
	Address of comparable property	Price	Date of sale
1	26 Gunangara Dr MUCKLEFORD 3451	\$282,500	20/02/2024
2	24 Gunangara Dr MUCKLEFORD 3451	\$300,000	15/12/2023
3	10 Banksia Ct CAMPBELLS CREEK 3451	\$285,000	31/08/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

19/12/2024 17:32



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**Property Type:** Land  
**Land Size:** 758 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$255,000  
**Median Land Price**  
 19/12/2023 - 18/12/2024: \$250,000

## Comparable Properties



**26 Gunangara Dr MUCKLEFORD 3451 (REI/VG)**

Agent Comments

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

**24 Gunangara Dr MUCKLEFORD 3451 (VG)**

Agent Comments

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**Price:** \$300,000  
**Method:** Sale  
**Date:** 15/12/2023  
**Property Type:** Land  
**Land Size:** 981 sqm approx



**10 Banksia Ct CAMPBELLS CREEK 3451 (REI/VG)**

Agent Comments

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**Price:** \$285,000  
**Method:** Private Sale  
**Date:** 31/08/2023  
**Property Type:** Land  
**Land Size:** 871 sqm approx

**Account - Castlemaine Property Group** | P: 03 5470 6277 | F: 03 5470 6377