#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

Price

### Property offered for sale

Address Including suburb or	13 Manna Gum Way, Campbells Creek Vic 3451
locality and postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$255,000

#### Median sale price

Median price	\$250,000	Pro	perty 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

7,01	aress of comparable property	1 1100	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



Date of sale











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)





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

Land Size: 1075 sqm approx

**Agent Comments** 

24 Gunangara Dr MUCKLEFORD 3451 (VG)







Agent Comments

**Agent Comments** 

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)



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





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