# 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

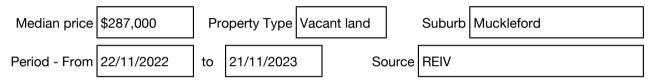
Lot 123 Diamond Gullly Rd, Muckleford Vic 3451

# Indicative selling price

	consumer.vic.	

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 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.

Add	dress of comparable property	Price	Date of sale
1	23 Yeats St CASTLEMAINE 3450	\$363,000	24/02/2023
2	71a Moscript St CAMPBELLS CREEK 3451	\$287,000	07/02/2023
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:

22/11/2023 15:27



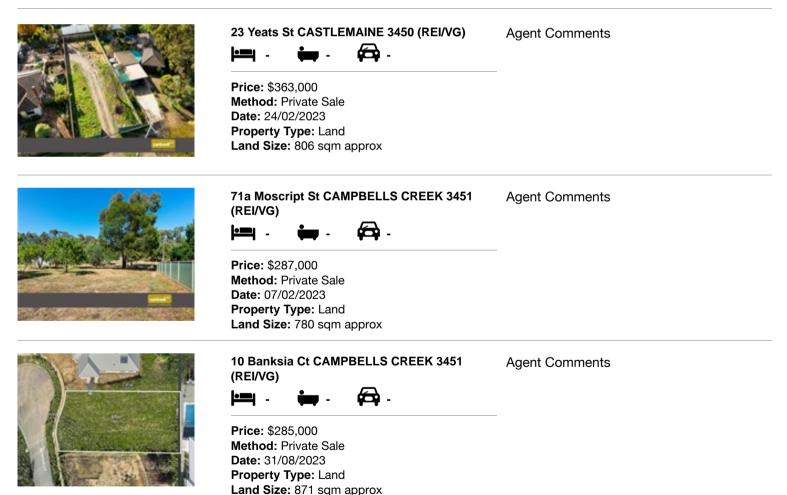






**Property Type:** Vacant Land **Land Size:** 821 sqm approx Agent Comments Indicative Selling Price \$305,000 Median Land Price 22/11/2022 - 21/11/2023: \$287,000

# **Comparable Properties**



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



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