

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 Gully Rd, Muckleford Vic 3451

Indicative selling price

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

Single price \$305,000

Median sale price

Median price \$287,000

Property Type Vacant land

Suburb Muckleford

Period - From 22/11/2022

to 21/11/2023

Source REIV

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	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



23 Yeats St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$363,000
Method: Private Sale
Date: 24/02/2023
Property Type: Land
Land Size: 806 sqm approx



71a Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$287,000
Method: Private Sale
Date: 07/02/2023
Property Type: Land
Land Size: 780 sqm approx



10 Banksia Ct CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



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