

# 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

5 Gurruk Av, 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

\$220,000

### Median sale price

Median price

\$250,000

Property Type

Vacant land

Suburb

Campbells Creek

Period - From

07/01/2024

to

06/01/2025

Source

Property Data

### 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.

|   | Address of comparable property           | Price     | Date of sale |
|---|--|-----------|--------------|
| 1 | 51 Diamond Gully Rd CAMPBELLS CREEK 3451 | \$210,000 | 06/12/2024   |
| 2 | 13 Banksia Ct CAMPBELLS CREEK 3451       | \$210,000 | 23/07/2024   |
| 3 | 4 Wirilda Av CAMPBELLS CREEK 3451        | \$250,000 | 22/07/2024   |

**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:

07/01/2025 15:21



**Property Type:** Land  
**Land Size:** 560 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$220,000  
**Median Land Price**  
 07/01/2024 - 06/01/2025: \$250,000

## Comparable Properties



**51 Diamond Gully Rd CAMPBELLS CREEK 3451 (REI/VG)**

Agent Comments



**Price:** \$210,000  
**Method:** Private Sale  
**Date:** 06/12/2024  
**Property Type:** Land  
**Land Size:** 686 sqm approx

**13 Banksia Ct CAMPBELLS CREEK 3451 (VG)**

Agent Comments



**Price:** \$210,000  
**Method:** Sale  
**Date:** 23/07/2024  
**Property Type:** Land  
**Land Size:** 798 sqm approx

**4 Wirilda Av CAMPBELLS CREEK 3451 (VG)**

Agent Comments



**Price:** \$250,000  
**Method:** Sale  
**Date:** 22/07/2024  
**Property Type:** Land  
**Land Size:** 544 sqm approx

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