Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Gurruk Av, Campbells Creek Vic 3451

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	i/underquot	ting		
Single pric	e \$220,000							
Median sale p	rice							
Median price	\$250,000	Pro	operty Type	Vac	ant land		Suburb	Campbells Creek
Period - From	07/01/2024	to	06/01/2025		So	ource	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.

Ad	dress 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



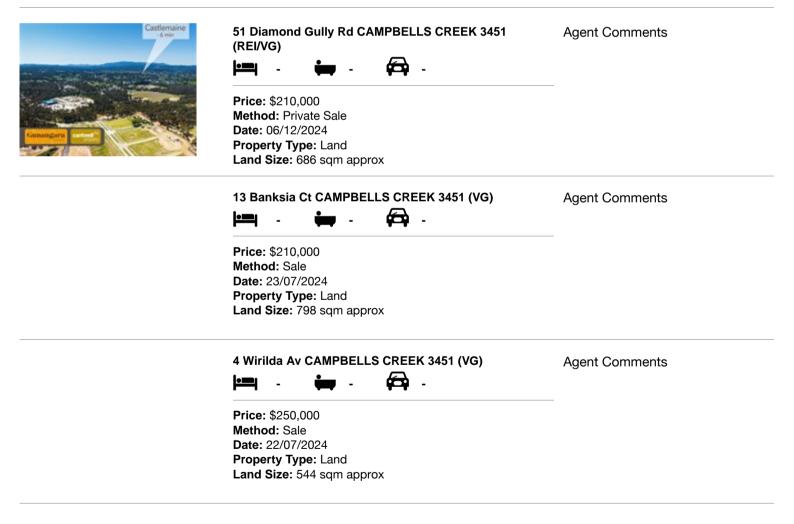






Property Type: Land **Land Size:** 560 sqm approx Agent Comments Indicative Selling Price \$220,000 Median Land Price 07/01/2024 - 06/01/2025: \$250,000

Comparable Properties



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



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