

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

17 Banksia Court, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$315,000

Median sale price

Median price \$245,000

Property Type Vacant land

Suburb Campbells Creek

Period - From 08/07/2024

to 07/07/2025

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	Price	Date of sale
1	21 Moscript St CAMPBELLS CREEK 3451	\$300,000	12/08/2024
2	21 Gurri Dr MUCKLEFORD 3451	\$285,000	06/06/2024
3	26 Gunangara Dr MUCKLEFORD 3451	\$282,500	20/02/2024

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:

08/07/2025 16:09



Property Type: Land
Land Size: 1186 sqm approx
 Agent Comments

Indicative Selling Price
 \$315,000

Median Land Price
 08/07/2024 - 07/07/2025: \$245,000

Comparable Properties



21 Moscript St CAMPBELLS CREEK 3451 (VG)

Agent Comments



Price: \$300,000
Method: Sale
Date: 12/08/2024
Property Type: Land
Land Size: 1153 sqm approx

21 Gurri Dr MUCKLEFORD 3451 (VG)

Agent Comments



Price: \$285,000
Method: Sale
Date: 06/06/2024
Property Type: Land
Land Size: 1361 sqm approx

26 Gunangara Dr MUCKLEFORD 3451 (REI/VG)

Agent Comments



Price: \$282,500
Method: Private Sale
Date: 20/02/2024
Property Type: Land
Land Size: 1075 sqm approx

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