## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

			Section	11 4/AF	OI LITE ESTATE A	genis Act 1900	
Property offered for sale							
Address Including suburb or locality and postcode							
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price \$225,000							
Median sale price*		_					
Median price	F	Property Type		Su	burb Muckleford		
Period - From	to		Sc	ource			
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 38 Brigade Av CAMPBELLS CREEK 3451					\$203,500	01/09/2025	
2 23 Gurri Dr MUCKLEFORD 3451					\$250,000	01/07/2025	
3 4 Ellisville Dr MCKENZIE HILL 3451					\$214,000	24/06/2025	
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:  18/12/2025 16:45							
* When this Statement	of Informatic	n was propare	d nublicky sysi	lable info	rmation providing	alea neibam r	



<sup>\*</sup> When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.











Property Type: Land Land Size: 556 sqm approx

Agent Comments

**Indicative Selling Price** \$225,000 No median price available

## Comparable Properties



38 Brigade Av CAMPBELLS CREEK 3451 (REI/VG)





Price: \$203,500 Method: Private Sale Date: 01/09/2025 Property Type: Land Land Size: 514 sqm approx **Agent Comments** 

23 Gurri Dr MUCKLEFORD 3451 (VG)







Agent Comments

Price: \$250,000 Method: Sale Date: 01/07/2025 Property Type: Land Land Size: 795 sqm approx



4 Ellisville Dr MCKENZIE HILL 3451 (REI/VG)





Price: \$214,000 Method: Private Sale Date: 24/06/2025 Property Type: Land Land Size: 584 sqm approx Agent Comments

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





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