

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

2 Ngaari Ct, Campbells Creek Vic 3451

Indicative selling price

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

Single price

\$225,000

Median sale price

Median price

\$281,500

Property Type

Vacant land

Suburb

Campbells Creek

Period - From

22/05/2023

to

21/05/2024

Source

REIV

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	6 Wirilda Av CAMPBELLS CREEK 3451	\$250,000	10/04/2024
2	94 Bulkeleys Rd MCKENZIE HILL 3451	\$249,000	01/02/2024
3	19 Gunangara Dr MUCKLEFORD 3451	\$245,000	21/01/2024

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:

22/05/2024 11:45



Property Type:
Agent Comments

Indicative Selling Price
\$225,000
Median Land Price
22/05/2023 - 21/05/2024: \$281,500

Comparable Properties

6 Wirilda Av CAMPBELLS CREEK 3451 (VG) Agent Comments



Price: \$250,000
Method: Sale
Date: 10/04/2024
Property Type: Land

94 Bulkeleys Rd MCKENZIE HILL 3451 (VG) Agent Comments



Price: \$249,000
Method: Sale
Date: 01/02/2024
Property Type: Land
Land Size: 532 sqm approx

19 Gunangara Dr MUCKLEFORD 3451 (REI/VG) Agent Comments



Price: \$245,000
Method: Private Sale
Date: 21/01/2024
Property Type: Land
Land Size: 591 sqm approx