

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

30 Gunangara Drive, Muckleford Vic 3451

Indicative selling price

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

Single price \$259,000

Median sale price

Median price \$280,750

Property Type Vacant land

Suburb Muckleford

Period - From 13/06/2023

to 12/06/2024

Source REIV

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	26 Gunangara Dr MUCKLEFORD 3451	\$282,500	20/02/2024
2	19 Gunangara Dr MUCKLEFORD 3451	\$245,000	21/01/2024
3	11 Gunangara Dr MUCKLEFORD 3451	\$245,000	08/06/2023

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:

13/06/2024 14:25



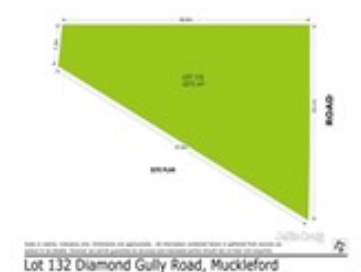
Property Type:
Agent Comments

Indicative Selling Price
\$259,000

Median Land Price

13/06/2023 - 12/06/2024: \$280,750

Comparable Properties



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



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

11 Gunangara Dr MUCKLEFORD 3451 (VG)

Agent Comments



Price: \$245,000
Method: Sale
Date: 08/06/2023
Property Type: Land
Land Size: 576 sqm approx