

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

40 Gunangara Drive, Muckleford Vic 3451

Indicative selling price

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

Single price \$299,000

Median sale price

Median price \$274,000

Property Type Vacant land

Suburb Muckleford

Period - From 30/05/2023

to 29/05/2024

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	20 Gunangara Dr MUCKLEFORD 3451	\$310,000	04/10/2023
2	24 Gunangara Dr MUCKLEFORD 3451	\$300,000	15/12/2023
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:

30/05/2024 13:30



Property Type:
Agent Comments

Indicative Selling Price
\$299,000

Median Land Price
30/05/2023 - 29/05/2024: \$274,000

Comparable Properties



20 Gunangara Dr MUCKLEFORD 3451 (REI/VG)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 04/10/2023
Property Type: Land
Land Size: 911 sqm approx

24 Gunangara Dr MUCKLEFORD 3451 (VG)

Agent Comments



Price: \$300,000
Method: Sale
Date: 15/12/2023
Property Type: Land
Land Size: 981 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