

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

61 Diamond Gully Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$235,000

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 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	57 Diamond Gully Rd CAMPBELLS CREEK 3451	\$260,000	22/06/2023
2	19 Gunangara Dr MUCKLEFORD 3451	\$245,000	21/01/2024
3	21 Gunangara Dr MUCKLEFORD 3451	\$220,000	30/10/2023

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:

22/05/2024 11:17



Property Type:
Agent Comments

Indicative Selling Price
\$235,000
Median Land Price
22/05/2023 - 21/05/2024: \$281,500

Comparable Properties

57 Diamond Gully Rd CAMPBELLS CREEK 3451 (VG) Agent Comments



Price: \$260,000
Method: Sale
Date: 22/06/2023
Property Type: Land

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

21 Gunangara Dr MUCKLEFORD 3451 (VG) Agent Comments



Price: \$220,000
Method: Sale
Date: 30/10/2023
Property Type: Land
Land Size: 611 sqm approx