

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Land offered for sale

Address
Including suburb or locality
and postcode

Gunangara Estate, Diamond Gully Road, Muckleford VIC 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Property for Sale	Single price		Lower price	Higher price
8 Gurri Drive, Muckleford (Lot 182)	\$279,000	or range between	\$*	& \$
10 Gurri Drive, Muckleford (Lot 181)	\$279,000	or range between	\$*	& \$
51 Diamond Gully Road, Campbells Creek (Lot 2)	\$235,000	or range between	\$*	& \$
61 Diamond Gully Road, Campbells Creek (Lot 145)	\$235,000	or range between	\$*	& \$
2 Ngaari Court, Campbells Creek (Lot 180)	\$225,000	or range between	\$*	& \$
6 Ngaari Court, Campbells Creek (Lot 178)	\$235,000	or range between	\$*	& \$
15 Gurri Drive, Campbells Creek (Lot 152)	\$259,000	or range between	\$*	& \$
17 Gurri Drive, Campbells Creek (Lot 153)	\$259,000	or range between	\$*	& \$
20 Gurri Drive, Campbells Creek (Lot 176)	\$275,000	or range between	\$*	& \$
23 Gurri Drive, Campbells Creek (Lot 156)	\$259,000	or range between	\$*	& \$
25 Gurri Drive, Campbells Creek (Lot 157)	\$259,000	or range between	\$*	& \$
6 Binggal Avenue, Campbells Creek (Lot 44)	\$259,000	or range between	\$*	& \$
4 Banya Street, Campbells Creek (Lot 122)	\$259,000	or range between	\$*	& \$
6 Banya Street, Campbells Creek (Lot 123)	\$259,000	or range between	\$*	& \$
30 Gunangara Drive, Campbells Creek (Lot 128)	\$259,000	or range between	\$*	& \$
32 Gunangara Drive, Campbells Creek (Lot 127)	\$245,000	or range between	\$*	& \$
34 Gunangara Drive, Campbells Creek (Lot 126)	\$249,000	or range between	\$*	& \$
40 Gunangara Drive, Campbells Creek (Lot 111)	\$299,000	or range between	\$*	& \$

Land median sale price

Median price

\$285,000

Suburb or locality

Campbells Creek VIC 3451

Period - From

25/11/2023

To

24/11/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of three land sales that the estate agent or agent's representative considers to be most comparable to the land for sale. These land sales must be of the same type or class as the land for sale, been sold within the last 18 months, and located within five kilometres of the land for sale.

Address of comparable property	Price	Date of sale
55 Diamond Gully Rd CAMPBELLS CREEK 3451	\$245,000	15/03/2024
5 Midland Hwy CAMPBELLS CREEK 3451	\$300,000	01/03/2024
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 unit for sale in the last 18 months.~~

This Statement of Information was prepared on: 25/11/2024 11:40