

# 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

19 Gunangara Dr, Campbells Creek Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$245,000

### Median sale price

Median price \$297,500

Property Type Vacant land

Suburb Campbells Creek

Period - From 11/10/2022

to 10/10/2023

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	30 Britton St CASTLEMAINE 3450	\$290,000	20/09/2023
2	10 Banksia Ct CAMPBELLS CREEK 3451	\$285,000	31/08/2023
3	22 Maldon Rd MCKENZIE HILL 3451	\$265,000	28/02/2023

**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:

11/10/2023 14:01



**Property Type:** Land  
**Land Size:** 591 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$245,000

**Median Land Price**

11/10/2022 - 10/10/2023: \$297,500

## Comparable Properties



**30 Britton St CASTLEMAINE 3450 (REI)**

**Agent Comments**



**Price:** \$290,000  
**Method:** Private Sale  
**Date:** 20/09/2023  
**Property Type:** Land (Res)  
**Land Size:** 481 sqm approx



**10 Banksia Ct CAMPBELLS CREEK 3451 (REI)** **Agent Comments**



**Price:** \$285,000  
**Method:** Private Sale  
**Date:** 31/08/2023  
**Property Type:** Land  
**Land Size:** 871 sqm approx



**22 Maldon Rd MCKENZIE HILL 3451 (REI/VG)** **Agent Comments**



**Price:** \$265,000  
**Method:** Private Sale  
**Date:** 28/02/2023  
**Property Type:** Land  
**Land Size:** 581 sqm approx