Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	2 Ngaari	Ct, Campbells Creek Vic 3451
Including suburb and		·
postcode		

Indicative selling price

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

Single price \$239,000

Median sale price

Median price	\$278,000	Pro	perty Type	Vaca	ant land		Suburb	Campbells Creek
Period - From	16/05/2023	to	15/05/2024		So	urce	REIV	

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

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	26 Gunangara Dr MUCKLEFORD 3451	\$282,500	20/02/2024
2	6 Wirilda Av CAMPBELLS CREEK 3451	\$250,000	10/04/2024
3	94 Bulkeleys Rd MCKENZIE HILL 3451	\$249,000	01/02/2024

OR

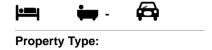
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/05/2024 16:33









Agent Comments

Indicative Selling Price \$239,000 **Median Land Price** 16/05/2023 - 15/05/2024: \$278,000

Comparable Properties



26 Gunangara Dr MUCKLEFORD 3451 (REI/VG)

Price: \$282,500 Method: Private Sale Date: 20/02/2024 Property Type: Land

Land Size: 1075 sqm approx

Agent Comments

6 Wirilda Av CAMPBELLS CREEK 3451 (VG)





Price: \$250,000 Method: Sale Date: 10/04/2024 Property Type: Land **Agent Comments**

94 Bulkeleys Rd MCKENZIE HILL 3451 (VG)

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Price: \$249,000 Method: Sale Date: 01/02/2024 Property Type: Land Land Size: 532 sqm approx Agent Comments

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172



