Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 20 Gurri Dr, Campbells Creek Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$299,000									
Median sale price										
Median price	\$278,000	Pro	operty Type	Vac	ant land		Suburb	Campbells Creek		
Period - From	15/05/2023	to	14/05/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	24 Gunangara Dr MUCKLEFORD 3451	\$300,000	15/12/2023
2	26 Gunangara Dr MUCKLEFORD 3451	\$282,500	20/02/2024
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 comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

15/05/2024 14:44



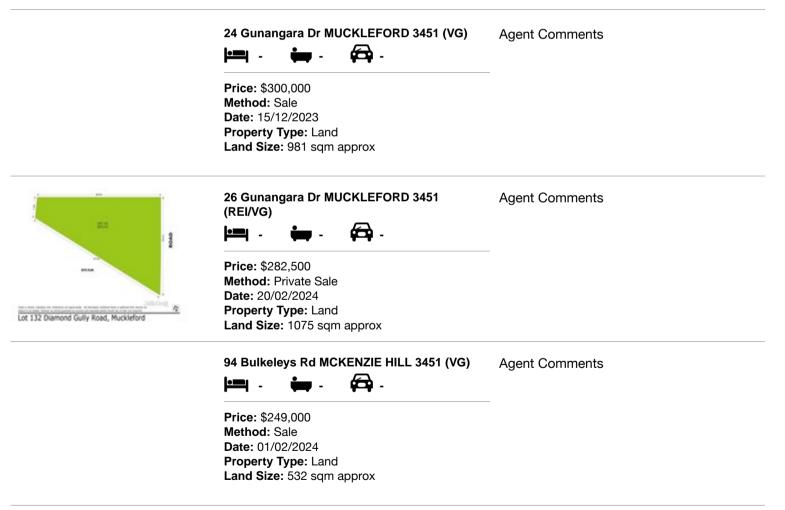






Property Type: Agent Comments Indicative Selling Price \$299,000 Median Land Price 15/05/2023 - 14/05/2024: \$278,000

Comparable Properties



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

propertydata



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