

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
Including suburb and
postcode

20 Gurri Dr, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$299,000

Median sale price

Median price \$278,000

Property Type Vacant land

Suburb Campbells Creek

Period - From 15/05/2023

to 14/05/2024

Source 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 | 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

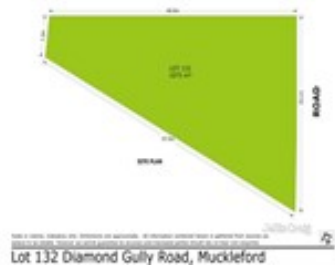
15/05/2023 - 14/05/2024: \$278,000

Comparable Properties

24 Gunangara Dr MUCKLEFORD 3451 (VG) Agent Comments



Price: \$300,000
Method: Sale
Date: 15/12/2023
Property Type: Land
Land Size: 981 sqm approx



26 Gunangara Dr MUCKLEFORD 3451 (REI/VG) Agent Comments



Price: \$282,500
Method: Private Sale
Date: 20/02/2024
Property Type: Land
Land Size: 1075 sqm approx

94 Bulkeleys Rd MCKENZIE HILL 3451 (VG) Agent Comments



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

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