

# 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

32 Gunangara Drive, Muckleford 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 \$274,000

Property Type Vacant land

Suburb Muckleford

Period - From 27/05/2023

to 26/05/2024

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	19 Gunangara Dr MUCKLEFORD 3451	\$245,000	21/01/2024
2	11 Gunangara Dr MUCKLEFORD 3451	\$245,000	08/06/2023
3	21 Gunangara Dr MUCKLEFORD 3451	\$220,000	24/10/2023

**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:

27/05/2024 13:44



**Property Type:**  
Agent Comments

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

**Median Land Price**

27/05/2023 - 26/05/2024: \$274,000

## Comparable Properties



**19 Gunangara Dr MUCKLEFORD 3451 (REI/VG)**

Agent Comments



**Price:** \$245,000  
**Method:** Private Sale  
**Date:** 21/01/2024  
**Property Type:** Land  
**Land Size:** 591 sqm approx

**11 Gunangara Dr MUCKLEFORD 3451 (VG)**

Agent Comments



**Price:** \$245,000  
**Method:** Sale  
**Date:** 08/06/2023  
**Property Type:** Land  
**Land Size:** 576 sqm approx



**21 Gunangara Dr MUCKLEFORD 3451 (REI/VG)**

Agent Comments



**Price:** \$220,000  
**Method:** Private Sale  
**Date:** 24/10/2023  
**Property Type:** Land  
**Land Size:** 611 sqm approx

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