## 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

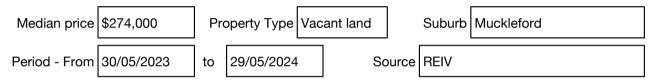
40 Gunangara Drive, Muckleford Vic 3451

### Indicative selling price

For the meaning of this		

Single price \$299,000

#### Median sale price



## 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	20 Gunangara Dr MUCKLEFORD 3451	\$310,000	04/10/2023
2	24 Gunangara Dr MUCKLEFORD 3451	\$300,000	15/12/2023
3	26 Gunangara Dr MUCKLEFORD 3451	\$282,500	20/02/2024

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:

30/05/2024 13:30



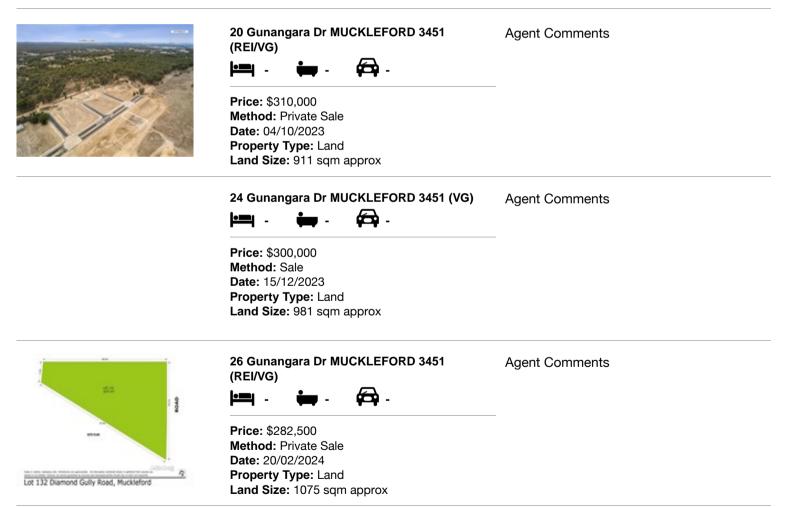






**Property Type:** Agent Comments Indicative Selling Price \$299,000 Median Land Price 30/05/2023 - 29/05/2024: \$274,000

# **Comparable Properties**



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



propertydata

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