

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

5 Banya St, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$289,000

Median sale price

Median price \$285,000 Property Type Vacant land Suburb Campbells Creek

Period - From 14/06/2023 to 13/06/2024 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	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:

14/06/2024 13:21



Property Type: Vacant Land

Land Size: 905 sqm approx

Agent Comments

Comparable Properties



20 Gunangara Dr MUCKLEFORD 3451 (REI/VG)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 04/10/2023

Property Type: Land

Land Size: 911 sqm approx

24 Gunangara Dr MUCKLEFORD 3451 (VG)

Agent Comments



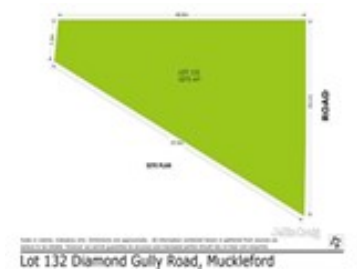
Price: \$300,000

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