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

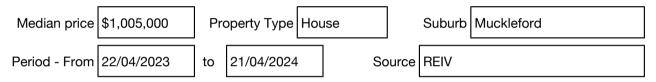
6 Gunangara Drive, Muckleford Vic 3451

Indicative selling price

For the meaning of this		

Single price \$775,000

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	7 Acacia Ct MCKENZIE HILL 3451	\$835,000	05/03/2024
2	6 Roalies PI CAMPBELLS CREEK 3451	\$745,000	04/01/2024
3	3 Woodman Dr MCKENZIE HILL 3451	\$715,000	18/10/2023

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:

22/04/2024 14:17









Property Type: Land **Land Size:** 703 sqm approx Agent Comments Indicative Selling Price \$775,000 Median House Price 22/04/2023 - 21/04/2024: \$1,005,000

Comparable Properties



Price: \$715,000 Method: Private Sale Date: 18/10/2023 Property Type: House Land Size: 558 sqm approx

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



propertydata

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