

# 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

127 Erin Court, 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 \$825,000

### Median sale price

Median price \$985,000

Property Type House

Suburb Muckleford

Period - From 13/03/2023

to 12/03/2024

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	34 Millott La MUCKLEFORD 3451	\$955,000	02/06/2023
2	252 Butchers Rd MUCKLEFORD 3451	\$945,000	03/04/2023
3	26 Ireland St MCKENZIE HILL 3451	\$806,000	21/06/2023

**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:

13/03/2024 14:15



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 40000 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$825,000

**Median House Price**  
13/03/2023 - 12/03/2024: \$985,000

## Comparable Properties



**34 Millott La MUCKLEFORD 3451 (REI)**

Agent Comments



**Price:** \$955,000  
**Method:** Private Sale  
**Date:** 02/06/2023  
**Property Type:** House  
**Land Size:** 52042.62 sqm approx



**252 Butchers Rd MUCKLEFORD 3451 (REI/VG)** Agent Comments



**Price:** \$945,000  
**Method:** Private Sale  
**Date:** 03/04/2023  
**Property Type:** House  
**Land Size:** 227951 sqm approx



**26 Ireland St MCKENZIE HILL 3451 (REI/VG)**

Agent Comments



**Price:** \$806,000  
**Method:** Private Sale  
**Date:** 21/06/2023  
**Property Type:** House  
**Land Size:** 3216 sqm approx