

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

138 Ranters Gully Road, Muckleford Vic 3451

Indicative selling price

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

Range between \$1,060,000 & \$1,140,000

Median sale price

Median price \$945,000 Property Type House Suburb Muckleford

Period - From 26/07/2022 to 25/07/2023 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	37 Gaffney St CASTLEMAINE 3450	\$1,250,000	24/11/2022
2	18 Brickmaker La CAMPBELLS CREEK 3451	\$1,055,000	06/06/2023
3	34 Millott La MUCKLEFORD 3451	\$955,000	02/06/2023

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:

26/07/2023 09:49



Property Type: Residential House

Land Size: 43184 sqm approx

Agent Comments

Indicative Selling Price

\$1,060,000 - \$1,140,000

Median House Price

26/07/2022 - 25/07/2023: \$945,000

Comparable Properties



37 Gaffney St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 24/11/2022

Property Type: House

Land Size: 4585 sqm approx



18 Brickmaker La CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$1,055,000

Method: Private Sale

Date: 06/06/2023

Property Type: Rural (All Types)

Land Size: 4046.86 sqm approx



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