

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

9 Hamiltons Lane, Muckleford Vic 3451

Indicative selling price

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

Single price

\$1,245,000

Median sale price

Median price

\$795,000

Property Type

House

Suburb

Muckleford

Period - From

09/03/2021

to

08/03/2022

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	105 Rilens Rd MUCKLEFORD 3451	\$1,212,000	20/05/2021
2	514 Muckleford Walmer Rd MUCKLEFORD 3451	\$1,100,000	25/11/2021
3	97 Willy Milly Rd MCKENZIE HILL 3451	\$1,100,000	23/06/2021

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:

09/03/2022 13:51



4 2 4

Rooms: 6
Property Type: House
Land Size: 40000 sqm approx
Agent Comments

Indicative Selling Price
\$1,245,000

Median House Price
09/03/2021 - 08/03/2022: \$795,000

Comparable Properties



105 Rilens Rd MUCKLEFORD 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$1,212,000
Method: Private Sale
Date: 20/05/2021
Property Type: House
Land Size: 97124.64 sqm approx



514 Muckleford Walmer Rd MUCKLEFORD 3451 (VG)

Agent Comments

4 - -

Price: \$1,100,000
Method: Sale
Date: 25/11/2021
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20000 sqm approx



97 Willy Milly Rd MCKENZIE HILL 3451 (REI/VG)

Agent Comments

4 2 4

Price: \$1,100,000
Method: Private Sale
Date: 23/06/2021
Property Type: House
Land Size: 29700 sqm approx