



Rooms:
Property Type: Abbattoir
Land Size: 47100 sqm
 Agent Comments

Indicative Selling Price
 \$650,000 - \$670,000

Comparable Properties



176 Ranters Gully Rd MUCKLEFORD 3451 (REI/VG)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 09/06/2016
Rooms: 11
Property Type: Other (All Types)
Land Size: 40468 sqm

164 Ranters Gully Rd MUCKLEFORD 3451 (VG)

Agent Comments



Price: \$659,000
Method: Sale
Date: 11/03/2016
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 39509 sqm



514 Muckleford Walmer Rd MUCKLEFORD 3451 (REI/VG)

Agent Comments



Price: \$632,000
Method: Private Sale
Date: 15/10/2016
Rooms: 6
Property Type: House
Land Size: 4046 sqm

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

114 Ranters Gully Road, Muckleford Vic 3451

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$670,000

Median sale price

Median price

House

☒

Suburb or locality

Muckleford

Period - From

to

Source

REIV

Comparable property sales

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
176 Ranters Gully Rd MUCKLEFORD 3451	\$685,000	09/06/2016
164 Ranters Gully Rd MUCKLEFORD 3451	\$659,000	11/03/2016
514 Muckleford Walmer Rd MUCKLEFORD 3451	\$632,000	15/10/2016