Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 22 Damien Court, Muckleford Vic 3451

Indicative selling price

For the meaning of	of this price s	ee consumer.vic.go	v.au/underquoting

Single price \$1,535,000

Median sale price

Median price	\$955,000	Pro	perty Type Hou	ise	Suburb	Muckleford
Period - From	15/11/2022	to	14/11/2023	Sourc	ce 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

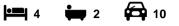
This Statement of Information was prepared on:

15/11/2023 09:58









Property Type: House Land Size: 40711.4116 sqm approx Agent Comments Indicative Selling Price \$1,535,000 Median House Price 15/11/2022 - 14/11/2023: \$955,000

Comparable Properties

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 eighteen months.

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





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