



STATEMENT OF INFORMATION

138 RANTERS GULLY ROAD, MUCKLEFORD, VIC 3451

PREPARED BY DI SELWOOD, BENDIGO PROPERTY PLUS, PHONE: 0488 148 358

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



138 RANTERS GULLY ROAD,

 4  2  4

Indicative Selling Price

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

Price Range: \$660,000 to \$730,000

Provided by: Di Selwood, Bendigo Property Plus

MEDIAN SALE PRICE



MUCKLEFORD, VIC, 3451

Suburb Median Sale Price (House)

\$641,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



29 ERIN CRT, MUCKLEFORD, VIC 3451

 4  3  4

Sale Price

\$760,000

Sale Date: 19/07/2017

Distance from Property: 1.9km



49 RANTERS GULLY RD, MUCKLEFORD, VIC

 4  2  10

Sale Price

***\$675,000**

Sale Date: 07/06/2017

Distance from Property: 773m



114 RANTERS GULLY RD, MUCKLEFORD, VIC

 3  1  2

Sale Price

\$650,000

Sale Date: 30/06/2017

Distance from Property: 191m



This report has been compiled on 29/11/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

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Indicative selling price

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Price Range:

\$660,000 to \$730,000

Median sale price

Median price

\$641,000

House

X

Unit


Suburb

MUCKLEFORD

Period

01 October 2016 to 30 September 2017

Source



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
29 ERIN CRT, MUCKLEFORD, VIC 3451	\$760,000	19/07/2017
49 RANTERS GULLY RD, MUCKLEFORD, VIC 3451	*\$675,000	07/06/2017
114 RANTERS GULLY RD, MUCKLEFORD, VIC 3451	\$650,000	30/06/2017