

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 andpostcode

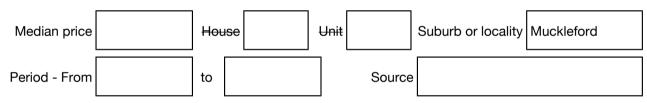
s 30 Ranters Gully Road, Muckleford Vic 3451 r e

Indicative selling price

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

Range between	\$560,000	&	\$580,000
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Median sale price*



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 eighteen 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	181 Willy Milly Rd MUCKLEFORD 3451	\$575,000	07/12/2018
2	48 Ranters Gully Rd MUCKLEFORD 3451	\$560,000	18/01/2019
3	56 Ranters Gully Rd MUCKLEFORD 3451	\$540,000	12/03/2019

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.

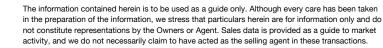
* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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Rooms: 5 Property Type: House Land Size: 56600 sqm approx Agent Comments Indicative Selling Price \$560,000 - \$580,000 No median price available

Comparable Properties



181 Willy Milly Rd MUCKLEFORD 3451 (VG) Agent Comments



Price: \$575,000 Method: Sale Date: 07/12/2018 Rooms: -Property Type: Hobby Farm < 20 ha (Rur) Land Size: 15700 sqm approx



48 Ranters Gully Rd MUCKLEFORD 3451 (REI) Agent Comments



Price: \$560,000 Method: Private Sale Date: 18/01/2019 Rooms: 6 Property Type: House Land Size: 40470 sqm approx



56 Ranters Gully Rd MUCKLEFORD 3451 (REI) Agent Comments



Price: \$540,000 Method: Private Sale Date: 12/03/2019 Rooms: -Property Type: House Land Size: 40000 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.