

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

30 Ranters Gully Road, Muckleford Vic 3451

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

Range between \$560,000

&

\$580,000

Median sale price*

Median price

House

Unit

Suburb or locality

Muckleford

Period - From

to

Source

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.



 4  2  4

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**

 3  -  -

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**

 5  2  4

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**

 4  2  4

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