# 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

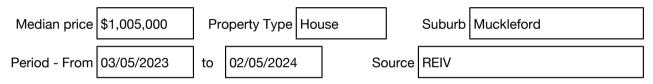
127 Erin Court, Muckleford Vic 3451

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For	the	meaning	of this	price see	e consumer	.vic.gov.a	u/underquoting	
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Single price \$775,000

#### 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Add	dress of comparable property	Price	Date of sale
1	60 Lyndham Rd MUCKLEFORD 3451	\$744,000	17/11/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

03/05/2024 11:30









Property Type: House Land Size: 40306.7256 sqm approx Agent Comments Indicative Selling Price \$775,000 Median House Price 03/05/2023 - 02/05/2024: \$1,005,000

# **Comparable Properties**



60 Lyndham Rd MUCKLEFORD 3451 (REI/VG) Agent Comments



Price: \$744,000 Method: Private Sale Date: 17/11/2023 Property Type: House Land Size: 46538.89 sqm approx

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

propertydata



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