

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

Single price \$775,000

Median sale price

Median price \$1,005,000

Property Type House

Suburb Muckleford

Period - From 03/05/2023

to 02/05/2024

Source 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 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	60 Lyndham Rd MUCKLEFORD 3451	\$744,000	17/11/2023
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:

03/05/2024 11:30



4 2 3

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](#)

3 1 2

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.