

# 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

60 Lyndham Road, Muckleford Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$790,000

### Median sale price

Median price \$915,000

Property Type House

Suburb Muckleford

Period - From 28/09/2022

to 27/09/2023

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	20 Lyndham Rd MUCKLEFORD 3451	\$882,000	14/10/2022
2	24 Willy Milly Rd MCKENZIE HILL 3451	\$850,000	21/03/2023
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:

28/09/2023 14:28



 3    1    2

**Property Type:** House  
**Land Size:** 46538 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$790,000

**Median House Price**  
28/09/2022 - 27/09/2023: \$915,000

## Comparable Properties



**20 Lyndham Rd MUCKLEFORD 3451 (REI/VG)** [Agent Comments](#)

 4    2    8

**Price:** \$882,000  
**Method:** Private Sale  
**Date:** 14/10/2022  
**Property Type:** House  
**Land Size:** 40900 sqm approx



**24 Willy Milly Rd MCKENZIE HILL 3451 (REI)** [Agent Comments](#)

 3    2    4

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 21/03/2023  
**Property Type:** House  
**Land Size:** 22112 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.