

## 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

56 Ranters Gully 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 \$549,000

**Median sale price\***Median price  House  Unit  Suburb or locality MucklefordPeriod - 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	194 Donkey Gully Rd YAPEEN 3451	\$570,000	20/03/2018
2	47 Ross Rd MUCKLEFORD 3451	\$545,000	01/12/2017
3	71 Ranters Gully Rd MUCKLEFORD 3451	\$525,000	26/06/2017

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  2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 40000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$549,000  
**No median price available**

## Comparable Properties



**194 Donkey Gully Rd YAPEEN 3451 (REI/VG)** **Agent Comments**

 4  2  8

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 20/03/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 4046 sqm approx



**47 Ross Rd MUCKLEFORD 3451 (REI/VG)** **Agent Comments**

 4  1  4

**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 01/12/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 4046 sqm approx



**71 Ranters Gully Rd MUCKLEFORD 3451 (REI/VG)** **Agent Comments**

 4  2  6

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 26/06/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 10000 sqm approx