

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property o	ffered	for	sale
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Address	56 Ranters Gully Road, Muckleford Vic 3451
Including suburb or	
locality andpostcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$549,000
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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 1 194 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.

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

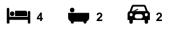




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Rooms: 6

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)





Price: \$570,000 Method: Private Sale Date: 20/03/2018

Rooms: 6

Property Type: House

Land Size: 4046 sqm approx

Agent Comments





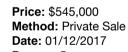






Agent Comments

Agent Comments



Rooms: 5

Property Type: House

Land Size: 4046 sqm approx



71 Ranters Gully Rd MUCKLEFORD 3451

(REI/VG)







Price: \$525,000 Method: Private Sale Date: 26/06/2017 Rooms: 6

Property Type: House

Land Size: 10000 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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