

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

2132 Pyrenees Highway, Muckleford South Vic 3462

Indicative selling price

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

Single price \$795,000

Median sale price*

Median price

Property Type

Suburb

Muckleford South

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 | 14 Omega Reef Rd NEWSTEAD 3462 | \$840,000 | 24/07/2024 |
| 2 | 62 Conroys La MUCKLEFORD 3451 | \$1,100,000 | 01/11/2023 |
| 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:

28/11/2024 06:33

* 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.



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$795,000

No median price available

Comparable Properties



14 Omega Reef Rd NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 24/07/2024

Property Type: House

Land Size: 169968.12 sqm approx



62 Conroys La MUCKLEFORD 3451 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 01/11/2023

Property Type: House

Land Size: 44920.15 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.

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