



STATEMENT OF INFORMATION

175 RANTERS GULLY ROAD, MUCKLEFORD, VIC 3451

PREPARED BY DI SELWOOD, BENDIGO PROPERTY PLUS, PHONE: 0488 148 358

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



175 RANTERS GULLY ROAD,

 4  2  6

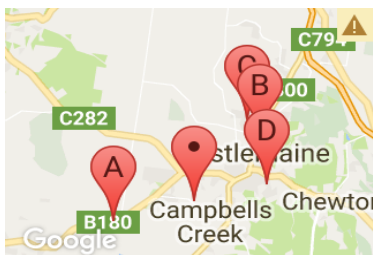
Indicative Selling Price

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

Single Price: \$893,000

Provided by: Di Selwood, Bendigo Property Plus

MEDIAN SALE PRICE



MUCKLEFORD, VIC, 3451

Suburb Median Sale Price (House)

\$495,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



35 MUCKLEFORD-WALMER RD, MUCKLEFORD

 4  2  4

Sale Price

***\$1,040,000**

Sale Date: 24/04/2017

Distance from Property: 4.4km



188 HARGRAVES ST, CASTLEMAINE, VIC 3450

 4  2  3

Sale Price

***\$975,000**

Sale Date: 12/04/2017

Distance from Property: 5km



36 MERRIFIELD ST, CASTLEMAINE, VIC 3450

 4  2  5

Sale Price

\$940,000

Sale Date: 10/02/2017

Distance from Property: 5.5km



This report has been compiled on 28/08/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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1 MATHESON RD, CASTLEMAINE, VIC 3450

 4  2  6

Sale Price

\$960,000

Sale Date: 21/07/2016

Distance from Property: 4km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

175 RANTERS GULLY ROAD, MUCKLEFORD, VIC 3451

Indicative selling price

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

Single Price:

\$893,000

Median sale price

Median price

\$495,000

House

X

Unit


Suburb

MUCKLEFORD

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
35 MUCKLEFORD-WALMER RD, MUCKLEFORD SOUTH, VIC 3462	*\$1,040,000	24/04/2017
188 HARGRAVES ST, CASTLEMAINE, VIC 3450	*\$975,000	12/04/2017
36 MERRIFIELD ST, CASTLEMAINE, VIC 3450	\$940,000	10/02/2017
1 MATHESON RD, CASTLEMAINE, VIC 3450	\$960,000	21/07/2016