## 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

105 Rilens Road, Muckleford Vic 3451

#### Indicative selling price

For the meaning of th	is price see coi	nsumer.vic.gov.au/	underquoting

Single price \$1,175,000

#### Median sale price

Median price	\$799,250	Pro	perty Type Hou	lse		Suburb	Muckleford
Period - From	07/05/2020	to	06/05/2021	Sou	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

07/05/2021 15:21









Rooms: 6 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 93081 sqm approx Agent Comments Indicative Selling Price \$1,175,000 Median House Price 07/05/2020 - 06/05/2021: \$799,250

# **Comparable Properties**

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.

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





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.