

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

C A 7, 8, & 11F Sec 8A part of 252 Butchers Road Muckleford

Indicative selling price

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

between \$520,000 & \$540,000

Median sale price

Median price \$748,000 Property type House Suburb MUCKLEFORD

Period - From 01/10/2020 to 30/09/2021 Source PRICEFINDER

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 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
1. Castlemaine-Maldon Road Muckleford VIC 3451	\$499,000	16/08/2021
2. Castlemaine-Maldon Road Muckleford VIC 3451	\$610,000	22/04/2021
3. 2640 Pyrenees Highway Newstead VIC 3462	\$495,000	30/03/2021

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 18 months.~~

This Statement of Information was prepared on: 11/10/2021