Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 22/10/26

Property offered for sale

Address
Including suburb and postcode: 5 MUSCARA COURT YARROWEYAH VIC 3644

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
House	5	2	6	226m²	4,078m²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $865,000

or

~~Range between~~ _____ ~~&~~ _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

Important advice about the median sale price: When this Property Price Statement 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*.

Comparable property sales

~~These are the three most comparable properties to the property for sale that were sold **within five kilometres** of the property for sale **in the last 18 months**.~~

~~If there were fewer than three, but one or two, comparable properties, these must be included below.~~

~~These properties were used to help determine the estimated selling price.~~

Comparable property 1

Address	Sale price	Date of sale
7 TORGANNAH ROAD KOONOOMOO VIC 3644	$767,000	05-Sep-25

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	4	2	5	199m²	3,705m²

Comparable property 2

Address	Sale price	Date of sale
7087 GOULBURN VALLEY HIGHWAY KOONOOMOO VIC 3644	$870,000	23-Jan-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	2	2	191m²	4,058m²

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

X **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

The property is a specialised type of property with unique characteristics, and no comparable properties have been identified within the relevant period to provide a suitable basis for comparison when determining the estimated selling price.

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	$_____
Unconditional sale date	_____/_____/_____

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7 TORGANNAH ROAD KOONOOMOO VIC 3644

HOUSE

4 | 2 | 5 | 3,705m² | 199m²

Sold Price **$767,000** Sold Date **05-Sep-25**

Distance **4.87km**



7087 GOULBURN VALLEY HIGHWAY KOONOOMOO VIC 3644

HOUSE

3 | 2 | 2 | 4,058m² | 191m²

Sold Price **$870,000** Sold Date **23-Jan-26**

Distance **4.41km**

RS = Recent sale **UN** = Undisclosed Sale

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