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	119 Castlemaine-maldon Road, Muckleford Vic 3451

Indicative selling price

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

Single price	$1,295,000

Median sale price

Median price	$744,000	Property Type	House	Suburb	Muckleford
Period - From	04/11/2023	to	03/11/2024	Source	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 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		
2		
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: 04/11/2024 13:44

119 Castlemaine-maldon Road, Muckleford Vic 3451

Jeremy Bottomley
03 5472 1155
0433 772 033
jeremybottomley@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 40400 sqm approx

Agent Comments

Indicative Selling Price
$1,295,000
Median House Price
04/11/2023 - 03/11/2024: $744,000

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.

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