

# 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

302 Rilens Road, Muckleford Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$665,000 & \$695,000

### Median sale price\*

Median price Property Type Suburb Muckleford

Period - From to Source

### 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	2132 Pyrenees Hwy MUCKLEFORD SOUTH 3462	\$749,000	31/01/2025
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: 08/08/2025 08:48

\* When this Statement of Information 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.

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**Indicative Selling Price**

\$665,000 - \$695,000

**No median price available**



3 2 2

**Property Type:** House

**Land Size:** 100000 sqm approx

Agent Comments

## Comparable Properties



**2132 Pyrenees Hwy MUCKLEFORD SOUTH 3462 (REI/VG)**

Agent Comments

1 1 4

**Price:** \$749,000

**Method:** Private Sale

**Date:** 31/01/2025

**Property Type:** House

**Land Size:** 59264 sqm approx

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.