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	519 Yapeen-muckleford Road, Yapeen Vic 3451

Indicative selling price

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

Single price $595,000

Median sale price*

Median price | Property Type | Suburb Yapeen

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 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	34 Franzi St GUILDFORD 3451	$650,000	29/05/2018
2	60 Vaughan Springs Rd YAPEEN 3451	$635,000	28/12/2018
3	30 Ranters Gully Rd MUCKLEFORD 3451	$572,000	05/07/2019

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: 19/09/2019 13:25

* 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.

519 Yapeen-muckleford Road, Yapeen Vic 3451

CASTLEMAINE PROPERTY GROUP

4 1 6+

Rooms: 7
Property Type: Rural Lifestyle
Land Size: 52000 sqm approx

Agent Comments

Indicative Selling Price
$595,000
No median price available

Comparable Properties

34 Franzi St GUILDFORD 3451 (VG)

3 - -

Agent Comments

Price: $650,000
Method: Sale
Date: 29/05/2018
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 138700 sqm approx

60 Vaughan Springs Rd YAPEEN 3451 (REI/VG)

3 2 -

Agent Comments

Price: $635,000
Method: Private Sale
Date: 28/12/2018
Rooms: 6
Property Type: House
Land Size: 4292 sqm approx

30 Ranters Gully Rd MUCKLEFORD 3451 (REI)

4 2 4

Agent Comments

Price: $572,000
Method: Private Sale
Date: 05/07/2019
Rooms: 6
Property Type: House
Land Size: 20000 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377

REIV propertydata .com.au

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.