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# Statement of Information

19 HALLS ROAD, MYRTLEFORD, VIC 3737

Prepared by Tara Cobbe, First National Bonnici & Associates



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**19 HALLS ROAD, MYRTLEFORD, VIC 3737**  3  -  -

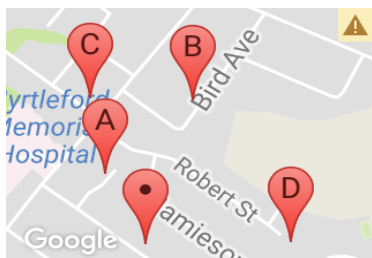
### Indicative Selling Price

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

**Price Range: \$290,000 to \$310,000**

Provided by: Tara Cobbe, First National Bonnici & Associates

## MEDIAN SALE PRICE



### MYRTLEFORD, VIC, 3737

Suburb Median Sale Price (House)

**\$267,500**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**6/5 HALLS RD, MYRTLEFORD, VIC 3737**

 2  1  1

Sale Price

**\$240,000**

Sale Date: 17/07/2017

Distance from Property: 144m



**5 BIRD AVE, MYRTLEFORD, VIC 3737**

 3  2  1

Sale Price

**\*\$307,500**

Sale Date: 29/11/2017

Distance from Property: 273m



**2 SWINBURNE ST, MYRTLEFORD, VIC 3737**

 3  1  3

Sale Price

**\$215,000**

Sale Date: 02/08/2017

Distance from Property: 280m



This report has been compiled on 01/02/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Bonnici &  
Associates



**34 ROBERT ST, MYRTLEFORD, VIC 3737**

 **3**  **2**  **2**

Sale Price

**\$410,000**

Sale Date: 10/07/2017

Distance from Property: 241m



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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

19 HALLS ROAD, MYRTLEFORD, VIC 3737

Indicative selling price

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

Price Range:

\$290,000 to \$310,000

Median sale price

Median price

\$267,500

House

X

Unit

Suburb

MYRTLEFORD

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
6/5 HALLS RD, MYRTLEFORD, VIC 3737	\$240,000	17/07/2017
5 BIRD AVE, MYRTLEFORD, VIC 3737	*\$307,500	29/11/2017
2 SWINBURNE ST, MYRTLEFORD, VIC 3737	\$215,000	02/08/2017
34 ROBERT ST, MYRTLEFORD, VIC 3737	\$410,000	10/07/2017