





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 9 MACAULAY GROVE, MYRTLEFORD, VIC 🕮 3 🕒 1 😓 2







**Indicative Selling Price** 

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

Single Price: \$269,000

Provided by: Tara Cobbe, First National Bonnici & Associates

## **MEDIAN SALE PRICE**



## MYRTLEFORD, VIC, 3737

**Suburb Median Sale Price (House)** 

\$295,000

01 July 2017 to 30 June 2018

Provided by: **pricefinder** 

## **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.



2 MACAULAY GR, MYRTLEFORD, VIC 3737







Sale Price

\$247,000

Sale Date: 23/03/2018

Distance from Property: 73m





1 HEATHER GR, MYRTLEFORD, VIC 3737







Sale Price

\$260,000

Sale Date: 27/07/2018

Distance from Property: 212m





37 LAWRENCE ST, MYRTLEFORD, VIC 3737







**Sale Price** 

\$255.000

Sale Date: 13/04/2018

Distance from Property: 262m







28 JAMIESON ST, MYRTLEFORD, VIC 3737 🚊 2 😓 2 🚓 1







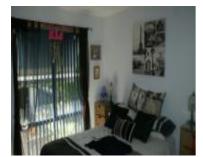
Sale Price

\*\$245,000

Sale Date: 29/08/2018

Distance from Property: 482m





4 BANOOL AVE, MYRTLEFORD, VIC 3737







Sale Price

\$260,000

Sale Date: 18/06/2018

Distance from Property: 561m





99 ODONNELL AVE, MYRTLEFORD, VIC 3737 🕮 3 🕒 1 🚓 1







**Sale Price** 

\$250,000

Sale Date: 28/05/2018

Distance from Property: 629m



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale
---------------------------

Address Including suburb and postcode	9 MACAULAY GROVE, MYRTLEFORD, VIC
---	-----------------------------------

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting						
Single Price:	\$269,000					

### Median sale price

Median price	\$295,000	House	X	Unit	Suburb	MYRTLEFORD
Period	01 July 2017 to 30 June 2018		Source	р	ricefinder	

#### 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
2 MACAULAY GR, MYRTLEFORD, VIC 3737	\$247,000	23/03/2018
1 HEATHER GR, MYRTLEFORD, VIC 3737	\$260,000	27/07/2018
37 LAWRENCE ST, MYRTLEFORD, VIC 3737	\$255,000	13/04/2018



28 JAMIESON ST, MYRTLEFORD, VIC 3737	*\$245,000	29/08/2018
4 BANOOL AVE, MYRTLEFORD, VIC 3737	\$260,000	18/06/2018
99 ODONNELL AVE, MYRTLEFORD, VIC 3737	\$250,000	28/05/2018

