



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**154 STANDISH STREET, MYRTLEFORD,**

4 1 2

### Indicative Selling Price

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

**Price Range: \$305,000 to \$337,000**

Provided by: Tara Cobbe, First National Bonnici & Associates

## MEDIAN SALE PRICE



**MYRTLEFORD, VIC, 3737**

Suburb Median Sale Price (House)

**\$295,000**

01 April 2017 to 31 March 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.



**19 HALLS RD, MYRTLEFORD, VIC 3737**

4 1 1

Sale Price

**\*\$295,000**

Sale Date: 13/04/2018

Distance from Property: 185m



**112 STANDISH ST, MYRTLEFORD, VIC 3737**

3 2 2

Sale Price

**\$365,000**

Sale Date: 29/01/2018

Distance from Property: 446m



**45 MUMMERY RD, MYRTLEFORD, VIC 3737**

3 2 2

Sale Price

**\$315,000**

Sale Date: 30/01/2018

Distance from Property: 561m



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Bonnici &  
Associates



**4 CONIFER ST, MYRTLEFORD, VIC 3737**

 **3**  **1**  **2**

Sale Price

**\*\*\$310,000**

Sale Date: 16/02/2018

Distance from Property: 912m



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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

154 STANDISH STREET, 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:

\$305,000 to \$337,000

Median sale price

Median price

\$295,000

House

X

Unit


Suburb

MYRTLEFORD

Period

01 April 2017 to 31 March 2018

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
19 HALLS RD, MYRTLEFORD, VIC 3737	*\$295,000	13/04/2018
112 STANDISH ST, MYRTLEFORD, VIC 3737	\$365,000	29/01/2018
45 MUMMERY RD, MYRTLEFORD, VIC 3737	\$315,000	30/01/2018
4 CONIFER ST, MYRTLEFORD, VIC 3737	**\$310,000	16/02/2018