

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Provided by: Tara Cobbe, First National Bonnici & Associates

MEDIAN SALE PRICE



MYRTLEFORD, VIC, 3737

Suburb Median Sale Price (House)

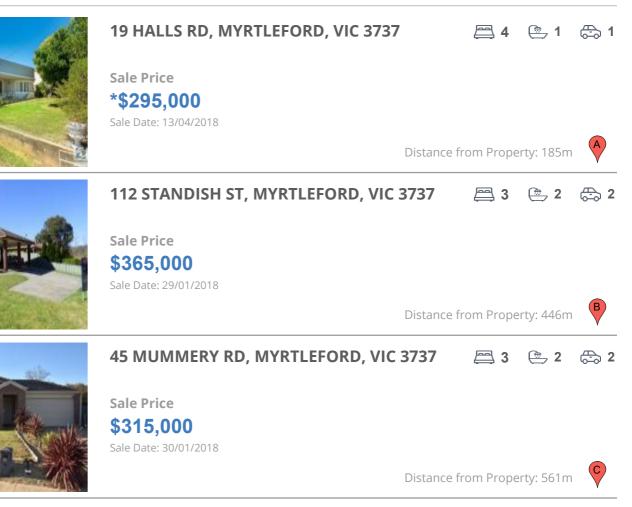
\$295,000

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.



This report has been compiled on 07/05/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 154 STANDISH STRE

154 STANDISH STREET, MYRTLEFORD, VIC 3737

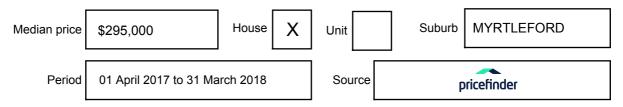
Indicative selling price

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

Price Range:

\$305,000 to \$337,000

Median sale price



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