

# STATEMENT OF INFORMATION

56 TOWER TRACK, MYRNIONG, VIC 3341
PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 56 TOWER TRACK, MYRNIONG, VIC 3341 🕮 3 🕒 1







**Indicative Selling Price** 

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

**Price Range:** 

\$1,100,000 to \$1,200,000

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

### **MEDIAN SALE PRICE**



# **MYRNIONG, VIC, 3341**

**Suburb Median Sale Price (House)** 

\$760,000

01 January 2017 to 31 December 2017

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.



108 HASTINGS RD, GREENDALE, VIC 3341







Sale Price

\$690,000

Sale Date: 29/08/2017

Distance from Property: 3.3km





38 LOHS LANE, MYRNIONG, VIC 3341







Sale Price

\$902,500

Sale Date: 07/06/2017

Distance from Property: 659m





138 LA COTE RD, GREENDALE, VIC 3341







**Sale Price** 

\$520,000

Sale Date: 17/05/2017

Distance from Property: 3.2km



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## **Sections 47AF of the Estate Agents Act 1980**

### Property offered for sale

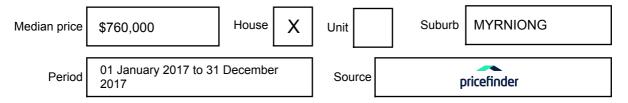
Including suburb and postcode 56 TOWER TRACK, MYRNIONG, VIC 3341	
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### Indicative selling price

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

Price Range: \$1,100,000 to \$1,200,000

# 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
108 HASTINGS RD, GREENDALE, VIC 3341	\$690,000	29/08/2017
38 LOHS LANE, MYRNIONG, VIC 3341	\$902,500	07/06/2017
138 LA COTE RD, GREENDALE, VIC 3341	\$520,000	17/05/2017