

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**

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Indicative Selling Price

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

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Sale Price

\$690,000

Sale Date: 29/08/2017

Distance from Property: 3.3km

**38 LOHS LANE, MYRNIONG, VIC 3341**

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Sale Price

\$902,500

Sale Date: 07/06/2017

Distance from Property: 659m

**138 LA COTE RD, GREENDALE, VIC 3341**

3
 2
 2

Sale Price

\$520,000

Sale Date: 17/05/2017

Distance from Property: 3.2km



This report has been compiled on 16/01/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

56 TOWER TRACK, MYRNIONG, VIC 3341

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

Median price

\$760,000

House

X

Unit


Suburb

MYRNIONG

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
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