

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 MUDDY LANE, MYRNIONG, VIC 3341



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Indicative Selling Price

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

Price Range:

\$1,699,000 to \$1,799,000

Provided by: Lucas Bourke , Ray White Melton

MEDIAN SALE PRICE



MYRNIONG, VIC, 3341

Suburb Median Sale Price (House)

\$1,136,500

01 January 2023 to 31 December 2023

Provided by:  pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

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

Property offered for sale

Address
Including suburb and
postcode

31 MUDDY LANE, MYRNIONG, VIC 3341

Indicative selling price

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

Price Range:

\$1,699,000 to \$1,799,000

Median sale price

Median price

\$1,136,500

Property type

House

Suburb

MYRNIONG

Period

01 January 2023 to 31 December 2023

Source

 pricefinder

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

11/01/2024