

STATEMENT OF INFORMATION

46 GREAT ALPINE ROAD, MYRTLEFORD, VIC 3737

PREPARED BY TARA COBBE, FIRST NATIONAL BONNICI & ASSOCIATES



Bonnici &
Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



46 GREAT ALPINE ROAD, MYRTLEFORD,  3  2  -

Indicative Selling Price

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

Price Range: **\$285,000 to \$305,000**

Provided by: Tara Cobbe, First National Bonnici & Associates

MEDIAN SALE PRICE



MYRTLEFORD, VIC, 3737

Suburb Median Sale Price (House)

\$267,500

01 January 2017 to 31 December 2017

Provided by: 

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.



66 GREAT ALPINE RD, MYRTLEFORD, VIC 3737  3  1  1

Sale Price

Price Withheld

Sale Date: 12/12/2017

Distance from Property: 205m



178 WHALLEYS LANE, MYRTLEFORD, VIC 3737  4  1  2

Sale Price

\$330,000

Sale Date: 27/09/2017

Distance from Property: 730m



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

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Indicative selling price

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Price Range:

\$285,000 to \$305,000

Median sale price

Median price

\$267,500

House

X

Unit


Suburb

MYRTLEFORD

Period

01 January 2017 to 31 December 2017

Source



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.

Address of comparable property	Price	Date of sale
66 GREAT ALPINE RD, MYRTLEFORD, VIC 3737	Price Withheld	12/12/2017
178 WHALLEYS LANE, MYRTLEFORD, VIC 3737	\$330,000	27/09/2017