STATEMENT OF INFORMATION

101 MUDDY LANE, MYRNIONG, VIC 3341 PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



MYRNIONG, VIC, 3341

Suburb Median Sale Price (House)

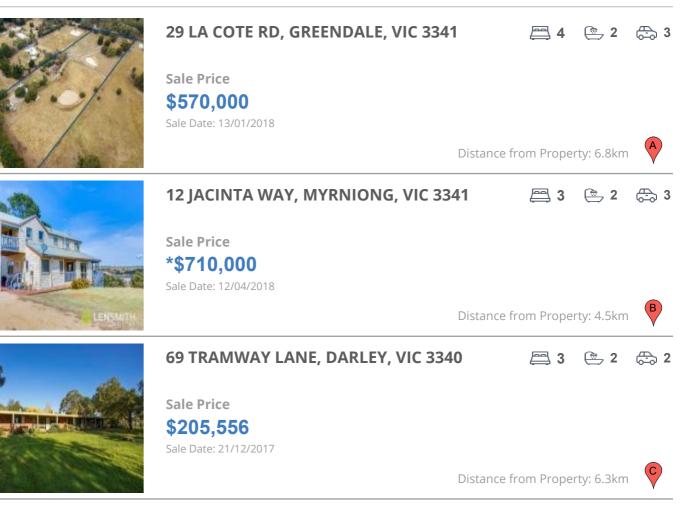
\$760,000

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 21/05/2018 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 101 MUDDY LANE, MYRNIONG, VIC 3341

Indicative selling price

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

Single Price:

\$889,000

Median sale price

Median price	\$760,000	House	Х	Unit	Suburb	MYRNIONG
Period	01 April 2017 to 31 March 2018		Source	р	pricefinder	

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
29 LA COTE RD, GREENDALE, VIC 3341	\$570,000	13/01/2018
12 JACINTA WAY, MYRNIONG, VIC 3341	*\$710,000	12/04/2018
69 TRAMWAY LANE, DARLEY, VIC 3340	\$205,556	21/12/2017