

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



101 MUDDY LANE, MYRNIONG, VIC 3341

4 2 6

Indicative Selling Price

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

Single Price: **\$889,000**

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

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.



29 LA COTE RD, GREENDALE, VIC 3341

4 2 3

Sale Price

\$570,000

Sale Date: 13/01/2018

Distance from Property: 6.8km



12 JACINTA WAY, MYRNIONG, VIC 3341

3 2 3

Sale Price

***\$710,000**

Sale Date: 12/04/2018

Distance from Property: 4.5km



69 TRAMWAY LANE, DARLEY, VIC 3340

3 2 2

Sale Price

\$205,556

Sale Date: 21/12/2017

Distance from Property: 6.3km



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

X

Unit


Suburb

MYRNIONG

Period

01 April 2017 to 31 March 2018

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
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