

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

57 GREAT ALPINE ROAD MYRTLEFORD VIC 3737

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,000

Property type

Other

Suburb

Myrtleford

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

10 CARLASSARE COURT MYRTLEFORD VIC 3737	\$515,500	25-Jun-21
62 HALLS ROAD MYRTLEFORD VIC 3737	\$421,850	30-Jun-22
2 GREAT ALPINE ROAD MYRTLEFORD VIC 3737	\$350,000	02-Jun-22

OR

B* 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: 19 August 2022

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10 CARLASSARE COURT MYRTLEFORD VIC 3737

3 1 1

Sold Price **\$515,500** Sold Date **25-Jun-21**

Distance **1.74km**



62 HALLS ROAD MYRTLEFORD VIC 3737

1 2 -

Sold Price ^{RS} **\$421,850** ^{UN} Sold Date **30-Jun-22**

Distance **1.5km**



2 GREAT ALPINE ROAD MYRTLEFORD VIC 3737

2 1 1

Sold Price **\$350,000** Sold Date **02-Jun-22**

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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