



MYRTLEFORD
REAL ESTATE
AND LIVESTOCK



STATEMENT OF INFORMATION

24 ELDORADO-TARRAWINGEE ROAD, ELDORADO, VIC 3746

PREPARED BY SAM ROGERS, MYRTLEFORD REAL ESTATE & LIVESTOCK



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 ELDORADO-TARRAWINGEE ROAD,

 4  2  3

Indicative Selling Price

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

Price Range: \$781,000 to \$805,000

Provided by: Sam Rogers, Myrtleford Real Estate & Livestock

MEDIAN SALE PRICE



ELDORADO, VIC, 3746

Suburb Median Sale Price (House)

\$650,000

01 October 2023 to 30 September 2024

Provided by:  pricefinder

COMPARABLE PROPERTIES

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



367 POWERHOUSE LANE, BYAWATHA, VIC

 4  2  5

Sale Price

\$800,000

Sale Date: 30/01/2024

Distance from Property: 1.2km



86 MACKAY ST, ELDORADO, VIC 3746

 3  2  2

Sale Price

\$680,000

Sale Date: 13/07/2024

Distance from Property: 488m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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 the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

24 ELDORADO-TARRAWINGEE ROAD, ELDORADO, VIC 3746

Indicative selling price

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

Price Range: \$781,000 to \$805,000


Median sale price

Median price: \$650,000

Property type: House

Suburb: ELDORADO

Period: 01 October 2023 to 30 September 2024

Source: 

Comparable property sales

The estate agent or agents 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

Address of comparable property	Price	Date of sale
367 POWERHOUSE LANE, BYAWATHA, VIC 3678	\$800,000	30/01/2024
86 MACKAY ST, ELDORADO, VIC 3746	\$680,000	13/07/2024

This Statement of Information was prepared on: 24/10/2024