

## 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

4/236 MYRTLE STREET MYRTLEFORD VIC 3737

### Indicative selling price

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

Single Price

\$250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Unit

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

1/16 SMITH STREET MYRTLEFORD VIC 3737	\$305,000	08-Nov-21
2/16 SMITH STREET MYRTLEFORD VIC 3737	\$300,000	06-Oct-21
3/9 KNEEBONE COURT MYRTLEFORD VIC 3737	\$330,000	15-Apr-21

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.

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**1/16 SMITH STREET MYRTLEFORD  
VIC 3737**

Sold Price **\$305,000** Sold Date **08-Nov-21**

2 - -

Distance **0.6km**



**2/16 SMITH STREET MYRTLEFORD  
VIC 3737**

Sold Price **\$300,000** Sold Date **06-Oct-21**

2 1 1

Distance **0.61km**



**3/9 KNEEBONE COURT  
MYRTLEFORD VIC 3737**

Sold Price **\$330,000** Sold Date **15-Apr-21**

3 1 1

Distance **0.94km**

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

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