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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

2 Niela Crescent Myrtleford VIC 3737

3 1 -

Indicative Selling Price

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

Single Price \$299,500

Median Sale Price

\$285,000 Houses in Myrtleford between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



11 Niela Crescent Myrtleford VIC 3737

3 2 2

Sold Price

\$295,000

Sold Date

10-Nov-18

Distance

0.11km



13 Halls Road Myrtleford VIC 3737

3 1 2

Sold Price ^{RS}

\$295,000

Sold Date

18-Apr-19

Distance

0.19km



21 Swinburne Street Myrtleford VIC 3737

3 2 1

Sold Price

\$296,000

Sold Date

07-Feb-18

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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