

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 2 Kneebone Court, MYRTLEFORD 3737

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$365,000**

#### Median sale price

Median **Residential** for **MYRTLEFORD** for period **Jan 2019 - Oct 2019**

Sourced from **Pricefinder**.

**\$322,000**

#### Comparable property sales

**1A Kneebone Court,**  
Myrtleford 3737

**Price \$405,000** Sold 06 May  
2019

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

This Statement of Information was prepared on 5th Dec 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Residential



3 beds



1 bath



2 parking

#### Myrtleford Real Estate & Livestock

99 Myrtle Street,  
Myrtleford VIC 3737

#### Contact agents



Sam Rogers

03 5752 1304

[sam@mrel.com.au](mailto:sam@mrel.com.au)

