



# ZIRKY REAL ESTATE

WR1 West St Falls Development, Falls Creek VIC 366

[www.zirkyrealestate.com.au](http://www.zirkyrealestate.com.au)

## 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 or locality and postcode

1 Milne Avenue, Myrtleford VIC 3737
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#### 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

\$675,000
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#### Median sale price

Median price

\$590,000
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Property type

House
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Suburb

Myrtleford
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Period – From

Nov 2023
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to

Oct 2024
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Source

Realestate.com.au
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#### Comparable property sales

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. 30 Duke Street, Myrtleford	\$780,000	Jul 2024
2. 9 Queen Street, Myrtleford	\$625,000	Jul 2024
3. 183 Myrtle Street, Myrtleford	\$701,000	Aug 2024

This Statement of Information was prepared on: 

20 Nov 2024
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