



STATEMENT OF INFORMATION

5 YARRAH PLACE, MYRTLEFORD, VIC 3737

PREPARED BY SAM ROGERS, MYRTLEFORD REAL ESTATE & LIVESTOCK



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 YARRAH PLACE, MYRTLEFORD, VIC

 2  1  1

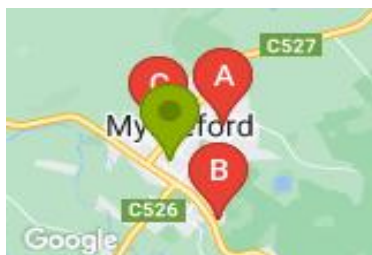
Indicative Selling Price

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

Price Range: \$575,000 to \$599,000

Provided by: Sam Rogers, Myrtleford Real Estate & Livestock

MEDIAN SALE PRICE



MYRTLEFORD, VIC, 3737

Suburb Median Sale Price (House)

\$599,500

01 October 2022 to 30 September 2023

Provided by: 

COMPARABLE PROPERTIES

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.



3 LOWERSON ST, MYRTLEFORD, VIC 3737

 2  1  1

Sale Price

\$538,000

Sale Date: 27/03/2023

Distance from Property: 876m



66 ELGIN ST, MYRTLEFORD, VIC 3737

 2  1  1

Sale Price

\$660,000

Sale Date: 08/02/2023

Distance from Property: 1.1km



9 TONER AVE, MYRTLEFORD, VIC 3737

 2  1  2

Sale Price

\$685,000

Sale Date: 07/02/2023

Distance from Property: 418m



This report has been compiled on 04/12/2023 by Myrtleford Real Estate & Livestock. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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.

Property offered for

Address
Including suburb and

5 YARRAH PLACE, MYRTLEFORD, VIC 3737

Indicative selling price

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

Price Range:

\$575,000 to \$599,000

Median sale price

Median price

\$599,500

Property type

House

Suburb

MYRTLEFORD

Period

01 October 2022 to 30 September 2023

Source

 pricefinder

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

Price

Date of sale

3 LOWERSON ST, MYRTLEFORD, VIC 3737	\$538,000	27/03/2023
66 ELGIN ST, MYRTLEFORD, VIC 3737	\$660,000	08/02/2023
9 TONER AVE, MYRTLEFORD, VIC 3737	\$685,000	07/02/2023

This Statement of Information was prepared

04/12/2023