

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

188 Merriang Road Myrtleford VIC 3737

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,000

Property type

Other

Suburb

Myrtleford

Period-from

01 Oct 2020

to

30 Sep 2021

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

4 Fingerboard Hill Merriang VIC 3737	\$664,000	07-Oct-20
298 Merriang South Road Merriang South VIC 3737	\$425,000	08-Oct-20
10 Carlassare Court Myrtleford VIC 3737	\$515,500	25-Jun-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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4 Fingerboard Hill Merriang VIC 3737

Sold Price **\$664,000** Sold Date **07-Oct-20**

4 2 -

Distance **1.75km**



298 Merriang South Road Merriang South VIC 3737

Sold Price **\$425,000** Sold Date **08-Oct-20**

3 1 4

Distance **3.99km**



10 Carlassare Court Myrtleford VIC 3737

Sold Price **\$515,500** Sold Date **25-Jun-21**

3 1 1

Distance **5.18km**

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

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