



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**3/36 Myrtle Grove,  
NORTH SHORE 3214**

House

3 beds

2 baths

2 parking

### Indicative selling price

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

**Single price \$550,000**

### Median sale price

Median **House** for **NORTH SHORE** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$341,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**3/24 Seabeach Parade,**  
North Shore 3214

**Price \$330,000** Sold 17 June  
2016

**3/23 Seabeach Parade,**  
North Shore 3214

**Price \$355,000** Sold 26 April  
2016

**2/17 Pine Avenue,**  
North Shore 3214

**Price \$341,000** Sold 17  
March 2017

### 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.

### Ray White Geelong

86 Ryrie Street,  
Geelong VIC 3220

### Contact agents



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**PRD nationwide**