



MYRTLEFORD
REAL ESTATE
AND LIVESTOCK



STATEMENT OF INFORMATION

5117 GREAT ALPINE ROAD, OVENS, VIC 3738

PREPARED BY SAM ROGERS, MYRTLEFORD REAL ESTATE & LIVESTOCK



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5117 GREAT ALPINE ROAD, OVENS, VIC



Indicative Selling Price

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

Price Range: **\$560,000 to \$575,000**

Provided by: Sam Rogers, Myrtleford Real Estate & Livestock

MEDIAN SALE PRICE



OVENS, VIC, 3738

Suburb Median Sale Price (House)

01 January 2024 to 31 December 2024

Provided by:  pricefinder

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



92 GREAT ALPINE RD, MYRTLEFORD, VIC 3737



Sale Price

\$460,000

Sale Date: 02/08/2024

Distance from Property: 3.4km



44 GREAT ALPINE RD, MYRTLEFORD, VIC 3737



Sale Price

\$500,000

Sale Date: 07/05/2024

Distance from Property: 3.8km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

5117 GREAT ALPINE ROAD, OVENS, VIC 3738

Indicative selling price

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Price Range: \$560,000 to \$575,000

Median sale price

Median price

Property type

Suburb

Period

Source

House

OVENS

01 January 2024 to 31 December 2024

pricefinder

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property

Price

Date of sale

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 92 GREAT ALPINE RD, MYRTLEFORD, VIC 3737 | \$460,000 | 02/08/2024 |
| 44 GREAT ALPINE RD, MYRTLEFORD, VIC 3737 | \$500,000 | 07/05/2024 |

This Statement of Information was prepared on: 28/01/2025