



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



83 O'DONNELL AVENUE, MYRTLEFORD,

3 1 1

Indicative Selling Price

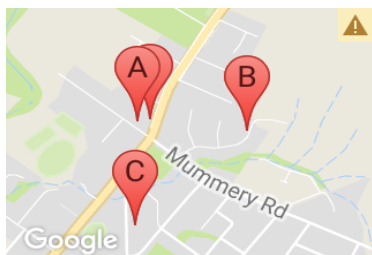
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$265,000

Provided by: Tony Stockdale, First National Bonnici & Associates

MEDIAN SALE PRICE



MYRTLEFORD, VIC, 3737

Suburb Median Sale Price (House)

\$255,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

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.



33 MUMMERY RD, MYRTLEFORD, VIC 3737

3 1 2

Sale Price

Price Withheld

Sale Date: 20/07/2017

Distance from Property: 41m



11 RANGEVIEW DR, MYRTLEFORD, VIC 3737

4 1 2

Sale Price

\$235,000

Sale Date: 31/01/2017

Distance from Property: 323m



42 O'DONNELL AVE, MYRTLEFORD, VIC 3737

3 1 2

Sale Price

Price Withheld

Sale Date: 21/04/2017

Distance from Property: 393m



This report has been compiled on 19/09/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - 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 1980

Property offered for sale

Address
Including suburb and
postcode

83 O'DONNELL AVENUE, MYRTLEFORD, VIC 3737

Indicative selling price

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

Single Price:

\$265,000

Median sale price

Median price

\$255,000

House

X

Unit


Suburb

MYRTLEFORD

Period

01 July 2016 to 30 June 2017

Source



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
33 MUMMERY RD, MYRTLEFORD, VIC 3737	Price Withheld	20/07/2017
11 RANGEVIEW DR, MYRTLEFORD, VIC 3737	\$235,000	31/01/2017
42 O'DONNELL AVE, MYRTLEFORD, VIC 3737	Price Withheld	21/04/2017