

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

2L/3-4 Ewart Lane 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$165,000

Property type

Land

Suburb

Myrtleford

Period-from

01 Sep 2018

to

31 Aug 2019

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

12 Ewart Lane Myrtleford VIC 3737	\$120,000	23-Mar-18
2-6 Moore Street Myrtleford VIC 3737	\$420,000	16-Oct-18
240 Myrtle Street Myrtleford VIC 3737	\$780,000	27-Feb-19

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.~~

This Statement of Information was prepared on: 16 September 2019

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12 Ewart Lane Myrtleford VIC 3737	Sold Price	\$120,000	Sold Date	23-Mar-18
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Distance	0.04km
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2-6 Moore Street Myrtleford VIC 3737	Sold Price	\$420,000	Sold Date	16-Oct-18
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Distance	0.42km
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240 Myrtle Street Myrtleford VIC 3737	Sold Price	\$780,000	Sold Date	27-Feb-19
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Distance	1.15km
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RS = Recent sale UN = Undisclosed Sale

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