

# 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 or locality and postcode

Lot 87 Williams Rd, Myers Flat VIC 3556

### Indicative selling price

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

Single Price

\$210,000

### Median sale price

Median Price

Property Type

Land

Suburb

Myers Flat

Period - From

to

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
1 49 Franklin Street Sailors Gully, VIC, 3556	\$210,000	16/07/2020
2 Lot 3 Coleman Close Maiden Gully, Vic 3551	\$245,000	27/02/2020
3 14 Stafford Street California Gully, VIC, 3556	\$264,000	14/05/2020

This statement of Information was prepared on:

07/09/2020