



ZIRKY REAL ESTATE

WR1 West St Falls Development, Falls Creek VIC 366
www.zirkyrealestate.com.au

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

4 Myrtle Street, Tawonga South VIC 3698

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$635,000

Median sale price

Median price

\$595,000

Property type

House

Suburb

Tawonga South

Period - From

Apr 2023

to

Mar 2024

Source

Realestate.com.au

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. 39-41 Kiewa Valley Highway, Tawonga South	\$830,000	Feb 24
2. 12 Myrtle Street, Tawonga South	\$599,000	Jan 24
3. 260-262 Kiewa Valley Highway, Tawonga South	\$775,000	Dec 23

This Statement of Information was prepared on: 16 April 2024 – amended 11 Jul 2024