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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

13 Carcoola Avenue Myrtleford VIC 3737



Indicative Selling Price

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

Range between \$165,000 & \$181,500

Median Sale Price

\$285,000 Houses in Myrtleford between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



2 Niela Crescent Myrtleford VIC 3737	Sold Price	\$162,000	Sold Date	14-Apr-18
3 1 -			Distance	0.61km



34 Odonnell Avenue Myrtleford VIC 3737	Sold Price	\$194,500	Sold Date	15-Nov-18
2 1 -			Distance	0.69km



21 Geoffrey Street Myrtleford VIC 3737	Sold Price	\$167,000	Sold Date	10-Sep-18
2 1 1			Distance	1.56km

RS = Recent sale UN = Undisclosed Sale

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