



# STATEMENT OF INFORMATION

32 KING STREET, MYRTLEFORD, VIC 3737 PREPARED BY MYRTLEFORD REAL ESTATE & LIVESTOCK



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



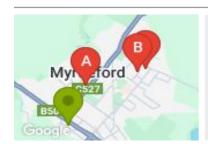
## 32 KING STREET, MYRTLEFORD, VIC 3737 🕮 3 🕒 1

**Indicative Selling Price** 

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

Price Range: null

#### **MEDIAN SALE PRICE**



## MYRTLEFORD, VIC, 3737

**Suburb Median Sale Price (House)** 

\$585,000

01 July 2023 to 30 June 2024

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.



44 PRINCE ST, MYRTLEFORD, VIC 3737







**Sale Price** 

\$765,000

Sale Date: 08/05/2024

Distance from Property: 623m





13 MACAULAY GR, MYRTLEFORD, VIC 3737









Sale Price

\$377,000

Sale Date: 22/04/2024

Distance from Property: 1.2km





76 MUMMERY RD, MYRTLEFORD, VIC 3737







**Sale Price** 

\$555,000

Sale Date: 15/04/2024

Distance from Property: 1.3km



#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale
---------------------------

1 reporty energy and								
Including subu	dress o and toode 32 KING STREET, MYRTLEFORD, VIC 3737							
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Price Range:								
Median sale price								
Median price	\$585,000	Property type	House	Suburb	MYRTLEFORD			
Period	01 July 2023 to 30 Jun	e 2024	Source		oricefioder			

#### 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
44 PRINCE ST, MYRTLEFORD, VIC 3737	\$765,000	08/05/2024
13 MACAULAY GR, MYRTLEFORD, VIC 3737	\$377,000	22/04/2024
76 MUMMERY RD, MYRTLEFORD, VIC 3737	\$555,000	15/04/2024

This Statement of Information was prepared on:

25/09/2024

pricefinder

