

# STATEMENT OF INFORMATION

4 SANDERSON RISE, MYRTLEFORD, VIC 3737

PREPARED BY SAM ROGERS, MYRTLEFORD REAL ESTATE & LIVESTOCK

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 4 SANDERSON RISE, MYRTLEFORD, VIC

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#### Indicative Selling Price

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

Price Range: **\$830,000 to \$844,000**

Provided by: Sam Rogers, Myrtleford Real Estate & Livestock

## MEDIAN SALE PRICE



### MYRTLEFORD, VIC, 3737

Suburb Median Sale Price (Vacant Land)

**\$350,000**

01 April 2024 to 31 March 2025

Provided by: 

## COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



### 24 GEOFFREY ST, MYRTLEFORD, VIC 3737

 4  2  4

#### Sale Price

**\$850,000**

Sale Date: 20/02/2025

Distance from Property: 1.5km



### 32 LAWRENCE ST, MYRTLEFORD, VIC 3737

 4  2  2

#### Sale Price

**\*\$775,000**

Sale Date: 28/04/2025

Distance from Property: 859m



## 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](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

4 SANDERSON RISE, MYRTLEFORD, VIC 3737

### Indicative selling price

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

Price Range:

\$830,000 to \$844,000

### Median sale price

Median price

\$350,000

Property type

Vacant Land

Suburb

MYRTLEFORD

Period

01 April 2024 to 31 March 2025

Source

pricefinder

### Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

#### Address of comparable property

#### Price

#### Date of sale

|                                      |            |            |
|--------------------------------------|------------|------------|
| 24 GEOFFREY ST, MYRTLEFORD, VIC 3737 | \$850,000  | 20/02/2025 |
| 32 LAWRENCE ST, MYRTLEFORD, VIC 3737 | *\$775,000 | 28/04/2025 |

This Statement of Information was prepared on:

06/06/2025