

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale Lot 21 Clemens Lane, MYRTLEFORD 3737

#### Indicative selling price

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

**Single price \$235,000**

#### Median sale price

Median **House** for **MYRTLEFORD** for period **Feb 2018 - Sep 2018**

Sourced from **Pricefinder**.

**\$133,000**

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**8 Tarrengower Court,**  
Myrtleford 3737

**Price \$171,000** Sold 25 May  
2018

**Lot 3 187 Merriang Road,**  
Myrtleford 3737

**Price \$274,000** Sold 25  
September 2018

**Lot 1 Undara Road,**  
Myrtleford 3737

**Price \$145,000** Sold 05  
December 2017

This Statement of Information was prepared on 16th Sep 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

#### Myrtleford Real Estate & Livestock

99 Myrtle Street,  
Myrtleford VIC 3737

#### Contact agents



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