

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 and
postcode

25 King Street Myrtleford VIC 3737

Indicative selling price

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

Single Price

\$695,000

 or range between

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 &

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Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

 Property type

House

 Suburb

Myrtleford

Period-from

01 Aug 2020

 to

31 Jul 2021

 Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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
6 Yarra Place Myrtleford VIC 3737	\$501,000	22-Jun-21
51 Elgin Street Myrtleford VIC 3737	\$575,000	10-Feb-21
38 Odonnell Avenue Myrtleford VIC 3737	\$383,000	04-Mar-21

OR

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

This Statement of Information was prepared on: 16 August 2021



6 Yarrah Place Myrtleford VIC 3737 Sold Price **\$501,000** Sold Date **22-Jun-21**

 2  1  1

Distance **0.36km**



51 Elgin Street Myrtleford VIC 3737 Sold Price **\$575,000** Sold Date **10-Feb-21**

 2  2  1

Distance **0.97km**



38 Odonnell Avenue Myrtleford VIC 3737 Sold Price **\$383,000** Sold Date **04-Mar-21**

 2  1  1

Distance **1.05km**



29 Halls Road Myrtleford VIC 3737 Sold Price **\$420,000** Sold Date **13-Apr-21**

 3  1  1

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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