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

19 ROBERT 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	\$529,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$614,000	Prop	erty type	House		Suburb	Myrtleford
Period-from	01 Jun 2022	to	31 May 2	2023	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	
16 ROBERT STREET MYRTLEFORD VIC 3737	\$595,000	31-Jan-23	
14 ROBERT STREET MYRTLEFORD VIC 3737	\$526,000	19-Oct-22	
33 HALLS ROAD MYRTLEFORD VIC 3737	\$585,000	28-Mar-22	

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: 15 June 2023





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16 ROBERT STREET MYRTLEFORD Sold Price VIC 3737

\$ 1

\$595,000 Sold Date 31-Jan-23

0.06km Distance



14 ROBERT STREET MYRTLEFORD Sold Price **VIC 3737**

\$526,000 Sold Date 19-Oct-22

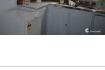
Distance 0.05km



33 HALLS ROAD MYRTLEFORD VIC Sold Price

\$585,000 Sold Date 28-Mar-22

0.21km Distance



3737

\$ 2



23 ROBERT STREET MYRTLEFORD Sold Price VIC 3737

\$575,000 Sold Date 18-Feb-22

二 3 ₾ 2 Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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