

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

92 Old Ovens Highway 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$295,000

Property type

Other

Suburb

Myrtleford

Period-from

01 Oct 2018

to

30 Sep 2019

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

94 Old Ovens Highway Myrtleford VIC 3737	\$330,000	11-May-18
635 Myrtleford-Yackandandah Road Barwidgee VIC 3737	\$320,000	06-Apr-18
68 Powells Lane Whorouly South VIC 3735	\$270,000	20-May-19

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.~~

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**94 Old Ovens Highway Myrtleford
VIC 3737**

3 1 3

Sold Price **\$330,000** Sold Date **11-May-18**

Distance **0.16km**

Notes from your agent

Close proximity to 92 Old Ovens Highway similar outlook, slightly smaller land size, would appeal to a similar area of the market.



**635 Myrtleford-Yackandandah
Road Barwidgee VIC 3737**

2 3 2

Sold Price **\$320,000** Sold Date **06-Apr-18**

Distance **6.73km**

Notes from your agent

Smaller parcel of land, older style home, close proximity to the Myrtleford-Yackandandah Road.



**68 Powells Lane Whorouly South
VIC 3735**

3 1 2

Sold Price **\$270,000** Sold Date **20-May-19**

Distance **8.48km**

Notes from your agent

Further from town on a dirt road which isn't as appealing to most property owners.

RS = Recent sale

UN = Undisclosed Sale

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