

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	24 O'donnell Avenue Myrtleford, 3737
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$1,200,000 & \$1,300,000
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Median sale price

Median price	\$590,000	Property Type	HOUSE	Suburb	MYRTLEFORD
Period - From	01-Feb-2023	to	31-Jan-2024	Source	Corelogic

Comparable property sales

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
1	163 MYRTLE STREET MYRTLEFORD VIC 3737	\$900,000	08-Jan-2024
2	53 HALLS ROAD MYRTLEFORD VIC 3737	\$965,000	23-Dec-2022
3	29 DUKE STREET MYRTLEFORD VIC 3737	\$757,000	18-Oct-2022

This statement of information was prepared on 20-Feb-2024 at 12:46:11 PM EST