

## 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

3 CARLASSARE COURT MYRTLEFORD VIC 3737

### Indicative selling price

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

Single Price

\$1,195,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Myrtleford

Period-from

01 May 2023

to

30 Apr 2024

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

|  |             |           |
|--|-------------|-----------|
| 514 BUFFALO CREEK ROAD MYRTLEFORD VIC 3737 | \$1,185,000 | 29-Jun-23 |
| 39 PIAZZA COURT MYRTLEFORD VIC 3737        | \$1,100,000 | 23-Mar-23 |
| 258 CLEMENS LANE MYRTLEFORD VIC 3737       | \$1,275,000 | 15-Mar-23 |

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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**514 BUFFALO CREEK ROAD  
 MYRTLEFORD VIC 3737**

4 3 5

Sold Price **\$1,185,000** Sold Date **29-Jun-23**

Distance **2.7km**



**39 PIAZZA COURT MYRTLEFORD  
 VIC 3737**

3 2 4

Sold Price **\$1,100,000** Sold Date **23-Mar-23**

Distance **2.91km**



**258 CLEMENS LANE MYRTLEFORD  
 VIC 3737**

4 2 11

Sold Price **\$1,275,000** Sold Date **15-Mar-23**

Distance **1.54km**

RS = Recent sale      UN = Undisclosed Sale

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