



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 8 Menz Road, NUG NUG 3737

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$395,000**

### Median sale price

Median **Other** for **NUG NUG** for period **Jan 2018 - Oct 2019**

Sourced from **Pricefinder**.

**\$530,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

<b>248 Clemens Lane,</b> Myrtleford 3737	Price <b>\$490,000</b> Sold 28 May 2019
<b>283 Buffalo River Road,</b> Buffalo River 3737	Price <b>\$586,500</b> Sold 12 April 2019
<b>36 Merri Meadows Lane,</b> Merriang South 3737	Price <b>\$480,000</b> Sold 29 October 2018

This Statement of Information was prepared on 28th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Myrtleford Real Estate & Livestock

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### Contact agents



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