



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# Lot 8 Pine Ridge Estate, MYRTLEFORD 3737

### Indicative selling price

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

**Range \$169,950 - \$186,945**

### Median sale price

Median **House** for **MYRTLEFORD** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$130,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**Linlee Ridge Road,**  
Buffalo River 3737

Price **\$170,000** Sold 15  
November 2017

**16 Banool Avenue,**  
Myrtleford 3737

Price **\$170,000** Sold 19  
February 2018

**8 Tarrengower Court,**  
Myrtleford 3737

Price **\$171,000** Sold 04 April  
2018

### 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.

House

### Ray White Myrtleford

27A Clyde Street,  
Myrtleford VIC 3737

### Contact agents



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