

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 or
locality and postcode

29 Myrtle Grove, North Shore Vic 3214

Indicative selling price

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

Range between \$539,000 & \$590,000

Median sale price

Median price \$615,000 Property Type House Suburb North Shore

Period - From 11/03/2020 to 10/03/2021 Source REIV

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 eighteen 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		
2		
3		

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 eighteen months.

This Statement of Information was prepared on: 11/03/2021 16:17

Nick De Stefano
5278 7011

0431 230 124

nick.destefano@harcourts.com.au

Indicative Selling Price

\$539,000 - \$590,000

Median House Price

11/03/2020 - 10/03/2021: \$615,000



Property Type: House (Previously Occupied - Detached)

Land Size: 694 sqm approx

Agent Comments

Comparable Properties

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 eighteen months.