

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

320 Toris Road, Glenlyon Vic 3461

Indicative selling price

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

Single price \$529,500

Median sale price

Median price House Unit Suburb or locality Glenlyon

Period - From to 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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$529,500

Comparable Properties



625 Daylesford Malmsbury Rd WHEATSHEAF 3461 (REI/VG) Agent Comments



Price: \$511,000
Method: Private Sale
Date: 24/04/2017
Rooms: -
Property Type: House (Rur)
Land Size: 242820 sqm approx



95 Gays Rd WHEATSHEAF 3461 (REI/VG) Agent Comments



Price: \$510,000
Method: Private Sale
Date: 27/10/2016
Rooms: 7
Property Type: House
Land Size: 19707 sqm approx

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.