### 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

764 Daylesford-malmsbury Road, Glenlyon Vic 3461 (CA 3 of 23, Township of Glenlyon - Lot 6)

#### Indicative selling price

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

Single price \$395,000

#### Median sale price

Median price	\$227,500	Pro	perty Type	Vaca	ant land		Suburb	Glenlyon
Period - From	03/08/2019	to	02/08/2020		Sc	ource	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 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
1	4 Dysart St GLENLYON 3461	\$320,000	19/06/2020
2	8 Dysart St GLENLYON 3461	\$310,000	15/02/2020
3	10 Barkly St GLENLYON 3461	\$250,000	20/09/2019

#### 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.

This Statement of Information was prepared on:	03/08/2020 12:15



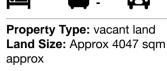




Indicative Selling Price \$395,000 Median Land Price

03/08/2019 - 02/08/2020: \$227,500





Agent Comments
Fenced, underground power

# Comparable Properties

4 Dysart St GLENLYON 3461 (VG)

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Price: \$320,000 Method: Sale Date: 19/06/2020

**Property Type:** Hobby Farm < 20 ha **Land Size:** 5451 sqm approx

8 Dysart St GLENLYON 3461 (VG)

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Price: \$310,000 Method: Sale Date: 15/02/2020

**Property Type:** Hobby Farm < 20 ha **Land Size:** 4517 sqm approx

10 Barkly St GLENLYON 3461 (VG)

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Price: \$250,000 Method: Sale Date: 20/09/2019 Property Type: Land

Land Size: 2023 sqm approx

Agent Comments

**Agent Comments** 

**Agent Comments** 

Account - Belle Property Daylesford | P: +61 3 5348 1700



