

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

Lot 8/764 Daylesford-malmsbury Road, Glenlyon Vic 3461

Indicative selling price

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

Single price \$335,000

Median sale price

Median price \$280,000

Property Type Vacant land

Suburb Glenlyon

Period - From 04/11/2019

to 03/11/2020

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 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	19 Regans La GLENLYON 3461	\$270,000	26/06/2020
2	27 Dysart St GLENLYON 3461	\$250,000	17/09/2019
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:

04/11/2020 15:09

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Property Type:
Land Size: 3769 sqm approx
Agent Comments

Indicative Selling Price
\$335,000
Median Land Price
04/11/2019 - 03/11/2020: \$280,000

Comparable Properties



19 Regans La GLENLYON 3461 (REI)

Agent Comments



Price: \$270,000
Method: Private Sale
Date: 26/06/2020
Property Type: Land
Land Size: 2023 sqm approx

27 Dysart St GLENLYON 3461 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 17/09/2019
Property Type: Land
Land Size: 2023 sqm approx

10 Barkly St GLENLYON 3461 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 20/09/2019
Property Type: Land
Land Size: 2023 sqm approx