

WE DELIVER
RESULTS

STATEMENT OF INFORMATION

45 ELDON STREET, GLENLYON, VIC 3461

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 ELDON STREET, GLENLYON, VIC 3461

2 1 2

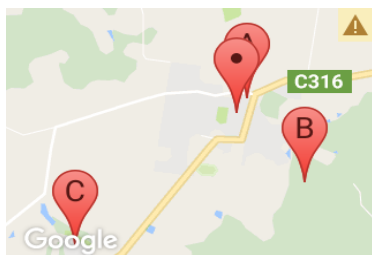
Indicative Selling Price

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

\$330,000 to \$350,000

Provided by: Tom Shaw, Biggin & Scott Daylesford

SUBURB MEDIAN



GLENLYON, VIC, 3461

Suburb Median Sale Price (House)

\$370,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



45 BARKLY ST, GLENLYON, VIC 3461

3 1 2

Sale Price

\$435,000

Sale Date: 05/02/2016

Distance from Property: 251m



20 PLANTATION RD, GLENLYON, VIC 3461

3 2 1

Sale Price

\$360,000

Sale Date: 10/05/2016

Distance from Property: 1.4km



39 GOOCH CRT, WHEATSHEAF, VIC 3461

2 1 2

Sale Price

***\$315,000**

Sale Date: 08/05/2017

Distance from Property: 2.9km



This report has been compiled on 08/06/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

45 ELDON STREET, GLENLYON, VIC 3461

Indicative selling price

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

Single Price / Range

\$330,000 to \$350,000

Median sale price

Median price

\$370,000

House

X

Unit


Suburb

GLENLYON

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
45 BARKLY ST, GLENLYON, VIC 3461	\$435,000	05/02/2016
20 PLANTATION RD, GLENLYON, VIC 3461	\$360,000	10/05/2016
39 GOOCH CRT, WHEATSHEAF, VIC 3461	*\$315,000	08/05/2017