## Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

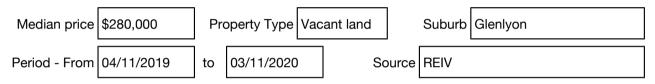
Including suburb or locality and postcode

Address Lot 10/764 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



### 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	4 Dysart St GLENLYON 3461	\$320,000	19/06/2020
2	8 Dysart St GLENLYON 3461	\$310,000	15/02/2020
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:

04/11/2020 15:16



### Lot 10/764 Daylesford-malmsbury Road, Glenlyon Vic 3461



Will Walton +61 3 5348 1700 +61 412 511 171 will.walton@belleproperty.com



Property Type: Land Size: 3756 sqm approx Agent Comments +61 412 511 171 will.walton@belleproperty.com Indicative Selling Price

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

# **Comparable Properties**

4 Dysart St GLENLYON 3461 (VG)



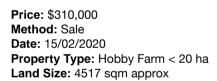
Price: \$320,000 Method: Sale Date: 19/06/2020 Property Type: Hobby Farm < 20 ha Land Size: 5451 sqm approx

8 Dysart St GLENLYON 3461 (VG)



Agent Comments

Agent Comments



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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.