

# 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

38 Westbridge Road, Glenburn Vic 3717

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,300,000

### Median sale price\*

Median price

Property Type

Suburb

Period - From

to

Source

### 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	41 Joyces Rd GLENBURN 3717	\$1,400,000	14/03/2024
2	3684 Melba Hwy GLENBURN 3717	\$1,380,000	20/10/2023
3	69 West Bridge Rd GLENBURN 3717	\$1,100,000	25/03/2024

**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:

15/04/2024 15:04

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Property Type:** House  
**Land Size:** 105300 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**No median price available**

## Comparable Properties



**41 Joyces Rd GLENBURN 3717 (REI)**

Agent Comments



**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 14/03/2024  
**Property Type:** Lifestyle Property (Rur)  
**Land Size:** 62300 sqm approx



**3684 Melba Hwy GLENBURN 3717 (REI)**

Agent Comments



**Price:** \$1,380,000  
**Method:** Private Sale  
**Date:** 20/10/2023  
**Property Type:** House  
**Land Size:** 259300 sqm approx



**69 West Bridge Rd GLENBURN 3717 (REI)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 25/03/2024  
**Property Type:** House  
**Land Size:** 2232 sqm approx