

# 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 12 of 23, Township of Glenlyon - Lot 1)

### Indicative selling price

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

Single price

\$295,000

### Median sale price

Median price

\$227,500

Property Type

Vacant land

Suburb

Glenlyon

Period - From

03/08/2019

to

02/08/2020

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	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 12:04

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**Indicative Selling Price**

\$295,000

**Median Land Price**

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



**Property Type:** vacant land  
**Land Size:** Approx 2403 sqm approx  
**Agent Comments**  
Fenced, underground power

## Comparable Properties

### 4 Dysart St GLENLYON 3461 (VG)

Agent Comments



**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



**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)

Agent Comments



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