

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 and
postcode

70 GLADSTONE STREET GLENROWAN VIC 3675

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$659,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Glenrowan

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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

22 BOUNDARY ROAD GLENROWAN VIC 3675	\$650,000	26-Aug-21
24 AVOCA LANE GLENROWAN VIC 3675	\$710,000	14-Feb-22
26 MISTLETOE LANE GLENROWAN VIC 3675	\$645,500	29-Sep-21

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: 12 August 2022



22 BOUNDARY ROAD GLENROWAN VIC 3675

 4  2  -

Sold Price

\$650,000

Sold Date

26-Aug-21

Distance

0.46km


24 AVOCA LANE GLENROWAN VIC 3675

 3  -  -

Sold Price

\$710,000

Sold Date

14-Feb-22

Distance

3.4km


26 MISTLETOE LANE GLENROWAN VIC 3675

 4  2  2

Sold Price

\$645,500

Sold Date

29-Sep-21

Distance

4.07km

RS = Recent sale

UN = Undisclosed Sale

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