

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

36 Barkly Street, Glenlyon VIC 3461

Indicative selling price

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

Single price \$280,000

or range between

&

Median sale price

Median price

Property type

Land

Suburb

Glenlyon

Period - From

30 Jun 2021

to

01 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

15 Regans Lane, Glenlyon VIC 3461	\$420,000	19-Aug-21
8 Barkly Street, Glenlyon VIC 3461	\$340,000	24-May-21
19 Regans Lane, Glenlyon VIC 3461	\$270,000	26-June-20

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: 26th August 2021