

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

245 WARBY RANGE ROAD 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

or range
between

\$364,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$257,500

Property type

Land

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

26 MISTLETOE LANE GLENROWAN VIC 3675	\$645,500	29-Sep-21
13 AVOCA LANE GLENROWAN VIC 3675	\$445,000	06-Oct-21
17 MISTLETOE LANE GLENROWAN VIC 3675	-	22-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: 23 August 2022



26 MISTLETOE LANE GLENROWAN VIC 3675

Sold Price

\$645,500

Sold Date

29-Sep-21

 4  2  2

Distance

0.24km



13 AVOCA LANE GLENROWAN VIC 3675

Sold Price

\$445,000

Sold Date

06-Oct-21

 3  2  4

Distance

0.54km



17 MISTLETOE LANE GLENROWAN VIC 3675

Sold Price

- Sold Date

22-Sep-21

 3  2  4

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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