

## 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

39 William Track, Glenlyon Vic 3461

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

Range between \$795,000

&amp;

\$835,000

**Median sale price\***

Median price

House

Unit

Suburb or locality

Glenlyon

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 eighteen 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		
2		
3		

**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 eighteen months.

\* 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.

39 William Track, Glenlyon Vic 3461

Frances Harkin

03 5424-1866

0425 766 799

frances@harkinproperty.com.au

**Indicative Selling Price**

\$795,000 - \$835,000

**No median price available**



 5  3  1

**Rooms:**

**Property Type:** House

**Land Size:** 29340 sqm approx

**Agent Comments**

Main house - 3 bedrooms 2 bathroom Cottage - 2 bedrooms 1 bathroom

## Comparable Properties

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 eighteen months.