

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

4 Barkly Street, Glenlyon Vic 3461

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$610,000

Median sale price

Median price

\$710,000

Property Type

House

Suburb

Glenlyon

Period - From

21/08/2020

to

20/08/2021

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	21 Eldon St GLENLYON 3461	\$656,000	18/01/2021
2	10 Molesworth St GLENLYON 3461	\$650,000	31/12/2020
3	19 Eldon St GLENLYON 3461	\$605,000	27/11/2020

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:

21/08/2021 09:52

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Indicative Selling Price
\$610,000

Median House Price
21/08/2020 - 20/08/2021: \$710,000



Property Type: house
Land Size: 2070 sqm approx
Agent Comments

Comparable Properties

21 Eldon St GLENLYON 3461 (VG)

Agent Comments



Price: \$656,000
Method: Sale
Date: 18/01/2021
Property Type: House (Res)
Land Size: 2070 sqm approx



10 Molesworth St GLENLYON 3461 (VG)

Agent Comments



Price: \$650,000
Method: Sale
Date: 31/12/2020
Property Type: House (Res)
Land Size: 2004 sqm approx



19 Eldon St GLENLYON 3461 (REI/VG)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 27/11/2020
Property Type: House
Land Size: 2055 sqm approx

Account - Belle Property Daylesford | P: +61 3 5348 1700