Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 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	Pro	operty Type Ho	use		Suburb	Glenlyon
Period - From	21/08/2020	to	20/08/2021	So	urce	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.

Ad	dress 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



4 Barkly Street, Glenlyon Vic 3461



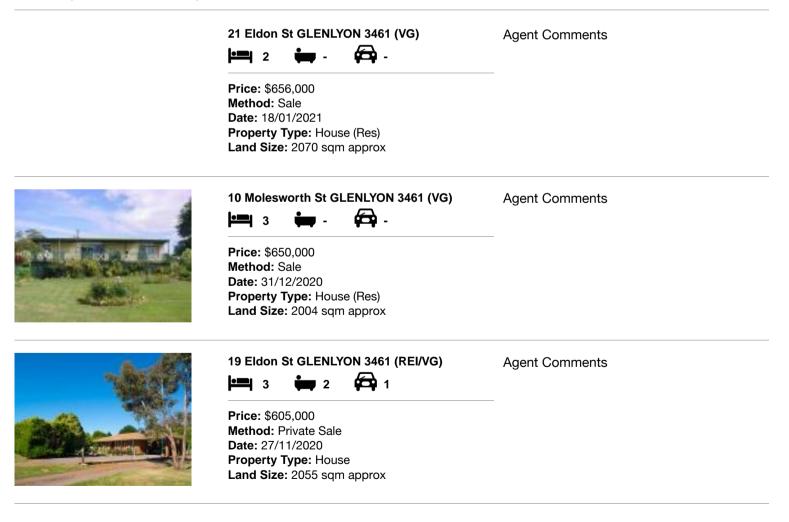




Property Type: house Land Size: 2070 sqm approx Agent Comments Annette Leary +61 3 5348 1700 +61 407 917 054 annette.leary@belleproperty.com

Indicative Selling Price \$610,000 Median House Price 21/08/2020 - 20/08/2021: \$710,000

Comparable Properties



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



propertydata

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