

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

31 Old Murrindindi Road, Glenburn Vic 3717

Indicative selling price

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

Range between

\$1,000,000

&

\$1,050,000

Median sale price*

Median price

Property Type

Suburb

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 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	183 Burns Rd GLENBURN 3717	\$990,000	13/06/2020
2	741 Murrindindi Rd MURRINDINDI 3717	\$952,000	25/08/2021
3	39 Two Hills Rd GLENBURN 3717	\$805,000	25/01/2021

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:

22/10/2021 09:34

* 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.

31 Old Murrindindi Road, Glenburn Vic 3717

Bill Verhagen
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4 2 5

Rooms: 7
Property Type: House
Land Size: 40470 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,050,000
No median price available

Comparable Properties

183 Burns Rd GLENBURN 3717 (REI/VG)

Agent Comments

11 6 3

Price: \$990,000
Method: Private Sale
Date: 13/06/2020
Rooms: 16
Property Type: House
Land Size: 61512.22 sqm approx

741 Murrindindi Rd MURRINDINDI 3717 (REI)

Agent Comments

3 2 3

Price: \$952,000
Method: Sale by Tender
Date: 25/08/2021
Property Type: House (Res)
Land Size: 36804 sqm approx

39 Two Hills Rd GLENBURN 3717 (REI)

Agent Comments

4 12 3

Price: \$805,000
Method: Private Sale
Date: 25/01/2021
Rooms: 1
Property Type: House
Land Size: 87646 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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