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 4/10 Dysart Street, Glenlyon Vic 3461

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	ı/underquot	ting		
Single price	e \$339,000							
Median sale p	rice							
Median price	\$287,500	Pro	operty Type	Vac	ant land		Suburb	Glenlyon
Period - From	02/12/2019	to	01/12/2020		So	ource	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4 Dysart St GLENLYON 3461	\$320,000	19/06/2020
2	8 Dysart St GLENLYON 3461	\$310,000	15/02/2020
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.

This Statement of Information was prepared on:

02/12/2020 08:17





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Property Type: land **Land Size:** 3642 sqm approx Agent Comments Indicative Selling Price \$339,000 Median Land Price 02/12/2019 - 01/12/2020: \$287,500

Comparable Properties

4 Dysart St GLENLYON 3461 (VG)



Price: \$320,000 Method: Sale Date: 19/06/2020 Property Type: Hobby Farm < 20 ha Land Size: 5451 sqm approx

8 Dysart St GLENLYON 3461 (VG)



Agent Comments

Agent Comments

Price: \$310,000 Method: Sale Date: 15/02/2020 Property Type: Hobby Farm < 20 ha Land Size: 4517 sqm approx

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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.