

# 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

4/10 Dysart Street, Glenlyon Vic 3461

### Indicative selling price

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

Single price

\$339,000

### Median sale price

Median price

\$287,500

Property Type

Vacant land

Suburb

Glenlyon

Period - From

02/12/2019

to

01/12/2020

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 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	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

4/10 Dysart Street, Glenlyon Vic 3461

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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)

Agent Comments



**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



**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.