

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode lot 1 CA6 of 23 /764 Daylesford Malmsbury Rd, Glenlyon Vic 3461

### Indicative selling price

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

Range between \$425,000 & \$450,000

### Median sale price

Median price \$315,000 Property Type Vacant land Suburb Glenlyon

Period - From 25/05/2020 to 24/05/2021 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six 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	66 Eldon St GLENLYON 3461	\$455,000	01/03/2021
2			
3			

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 25/05/2021 16:46

lot 1 CA6 of 23 /764 Daylesford Malmsbury Rd, Glenlyon Vic  
3461



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**Property Type:** land  
**Land Size:** 4063 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$425,000 - \$450,000  
**Median Land Price**  
25/05/2020 - 24/05/2021: \$315,000

## Comparable Properties

66 Eldon St GLENLYON 3461 (VG)

Agent Comments



**Price:** \$455,000  
**Method:** Sale  
**Date:** 01/03/2021  
**Property Type:** Misc Improvements Rural (no dwelling)  
**Land Size:** 2023 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six 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.