Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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

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Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between \$425,000 & \$450,000	Range between	\$425,000	&	\$450,000
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Median sale price

Median price	\$315,000	Pro	perty Type	Vacant lanc		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 sixmonths 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	66 Eldon St GLENLYON 3461	\$455,000	01/03/2021
2			
3			

OR

В* 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



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



Agent Comments

Comparable Properties

66 Eldon St GLENLYON 3461 (VG)

Price: \$455,000 Method: Sale Date: 01/03/2021

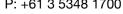
Property Type: Misc Improvements Rural (no

·**-**

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.









Agent Comments