

# 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

3982 Melba Highway, Glenburn Vic 3717

### Indicative selling price

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

Range between \$925,000 & \$955,000

### Median sale price

Median price \$1,106,500 Property Type House Suburb Glenburn

Period - From 16/01/2022 to 15/01/2023 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 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	4629 Melba Hwy GLENBURN 3717	\$1,450,000	13/05/2022
2	4711 Melba Hwy GLENBURN 3717	\$1,180,000	13/10/2021
3	111 Joyces Rd GLENBURN 3717	\$960,000	09/12/2022

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:

16/01/2023 13:07



3 2 2

**Property Type:** House

**Land Size:** 60653 sqm approx

Agent Comments

## Comparable Properties



**4629 Melba Hwy GLENBURN 3717 (REI)**

Agent Comments

3 2 -

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 13/05/2022

**Property Type:** House

**Land Size:** 295420.78 sqm approx



**4711 Melba Hwy GLENBURN 3717 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,180,000

**Method:** Private Sale

**Date:** 13/10/2021

**Rooms:** 2

**Property Type:** House (Res)

**Land Size:** 81225 sqm approx



**111 Joyces Rd GLENBURN 3717 (REI)**

Agent Comments

3 2 -

**Price:** \$960,000

**Method:** Private Sale

**Date:** 09/12/2022

**Property Type:** House

**Land Size:** 67500 sqm approx