Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
-----------------	-----------	----------

Address	3982 Melba Highway, Glenburn Vic 3717
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$925,000	&	\$955,000	1
-------------------------	---	-----------	---

Median sale price

Median price	\$1,106,500	Pro	perty 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.

Ad	dress 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





Bill Verhagen 03 9730 2333 0417 371 987 bill@integrityrealestate.com.au

Indicative Selling Price \$925,000 - \$955,000 **Median House Price** 16/01/2022 - 15/01/2023: \$1,106,500





Property Type: House Land Size: 60653 sqm approx

Agent Comments

Comparable Properties



4629 Melba Hwy GLENBURN 3717 (REI)





Price: \$1,450,000 Method: Private Sale Date: 13/05/2022 Property Type: House

Land Size: 295420.78 sqm approx

Agent Comments



4711 Melba Hwy GLENBURN 3717 (REI/VG)







Price: \$1,180,000 Method: Private Sale Date: 13/10/2021

Rooms: 2

Property Type: House (Res) Land Size: 81225 sqm approx Agent Comments



111 Joyces Rd GLENBURN 3717 (REI)

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



Price: \$960,000 Method: Private Sale Date: 09/12/2022 Property Type: House

Land Size: 67500 sqm approx

Agent Comments





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.