

# 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

10 Molesworth 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) (\*Delete single price or range as applicable)

Single price \$\* or range between \$700,000 & \$750,000

### Median sale price

Median price \$1,030,000

Property type House

Suburb Glenlyon

Period - From 30 Jun 2021

to

01 Jul 2022

Source Corelogic

### 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
21-23 Eldon Street, Glenlyon VIC 3461	\$656,000	18-January-2021
CA3 sec22/764 Daylesford/Malmsbury Road, Glenlyon VIC 3461	\$710,000	13-March-2021
29 Barkly Street, Glenlyon VIC 3461	\$700,000	22-June-2021

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: 13 September 2021