

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**22 EDWARD STREET, GLENROWAN, VIC**

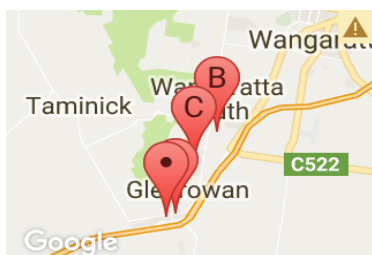
 3  1  2

### Indicative Selling Price

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

Single Price: **\$410,000**

## MEDIAN SALE PRICE



**GLENROWAN, VIC, 3675**

Suburb Median Sale Price (House)

**\$309,500**

01 April 2016 to 31 March 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**154 OLD HUME HWY, GLENROWAN, VIC 3675**

 4  -  -

Sale Price

**\$417,000**

Sale Date: 14/07/2016

Distance from Property: 564m



**400 WARBY RANGE RD, WANGARATTA**

 3  -  -

Sale Price

**\$395,000**

Sale Date: 17/01/2017

Distance from Property: 5.6km



**10 AVOCA LANE, GLENROWAN, VIC 3675**

 3  2  3

Sale Price

**\$372,000**

Sale Date: 09/12/2016

Distance from Property: 3.6km



This report has been compiled on 29/06/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

22 EDWARD STREET, GLENROWAN, VIC 3675

Indicative selling price

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

Single Price:

\$410,000

Median sale price

Median price

\$309,500

House

X

Unit


Suburb

GLENROWAN

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
154 OLD HUME HWY, GLENROWAN, VIC 3675	\$417,000	14/07/2016
400 WARBY RANGE RD, WANGARATTA SOUTH, VIC 3678	\$395,000	17/01/2017
10 AVOCA LANE, GLENROWAN, VIC 3675	\$372,000	09/12/2016