

Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

	Section 47AF							of the Estate Agents Act 1980			
Property offer	ed for s	ale									
Address Including suburb or locality andpostcode		24 Morton Street, Glenlyon Vic 3461									
Indicative sell	ing pric	е									
For the meaning	of this p	rice see con	sumer.vic.gov.	au/und	lerquoting						
Single pric	e \$460,0	000									
Median sale p	rice*										
Median price		Hou	House		<del>Jnit</del> Sub		urb or locality Gle		enlyon		
Period - From		to			Source						
Comparable p	roperty	sales (*De	lete A or B b	elow a	as applica	ıble)					
eightee		that the est	s sold within fi ate agent or aç								
Address of comparable property						F	Price	Da	ate of sale		
1 139 Sharpes La GLENLYON 3461							475,000	15	5/03/2018		
2 15 Gays Rd WHEATSHEAF 3461							469,000	26	6/09/2017		
3 15 Gooch	15 Gooch Ct WHEATSHEAF 3461							18	3/07/2018		
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 eighteen months.

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<sup>\*</sup> When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

## hockingstuart

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> Indicative Selling Price \$460,000 No median price available





Rooms:

Property Type: Hobby Farm < 20

ha (Rur)

Land Size: 4047 sqm approx

**Agent Comments** 

## Comparable Properties



139 Sharpes La GLENLYON 3461 (REI/VG)

·**—** 3



**Price:** \$475,000 **Method:** Private Sale **Date:** 15/03/2018

Rooms: -

Property Type: House

Land Size: 161880 sqm approx

**Agent Comments** 



15 Gays Rd WHEATSHEAF 3461 (REI/VG)

•=







**Price:** \$469,000 **Method:** Private Sale **Date:** 26/09/2017

Rooms: -

Property Type: House

Land Size: 19779 sqm approx

**Agent Comments** 



15 Gooch Ct WHEATSHEAF 3461 (VG)

**=** 3



**6** 

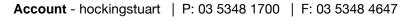
Price: \$455,000 Method: Sale Date: 18/07/2018

Rooms: -

**Property Type:** Hobby Farm < 20 ha (Rur)

Land Size: 16300 sqm approx

Agent Comments







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