

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 Rymers Road, Gladysdale Vic 3797

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$795,000

&

\$870,000

Median sale price*Median price House Unit Suburb or locality GladysdalePeriod - From to Source **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 eighteen 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		
2		
3		

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.

* 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.

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Indicative Selling Price

\$795,000 - \$870,000

No median price available



5 2 2

Rooms:

Property Type: House

Land Size: 38446 sqm approx

Agent Comments

Comparable Properties



**25 Blackleather Creek Rd HODDLES CREEK
3139 (REI/VG)**

Agent Comments

7 5 6

Price: \$880,000

Method: Auction Sale

Date: 22/09/2017

Rooms: -

Property Type: Development Site (Res)

Land Size: 38400 sqm approx

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.