

## 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 and  
postcode

153 Orchard Drive Glenrowan VIC 3675

### 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

\$359,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$372,500

Property type

House

Suburb

Glenrowan

Period-from

01 May 2019

to

30 Apr 2020

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 3 Warrawong Lane Glenrowan VIC 3675   | \$415,000 | 30-Jul-19 |
| 9 Avoca Lane Glenrowan VIC 3675       | \$345,000 | 08-Oct-19 |
| 37 Wurrinya Avenue Glenrowan VIC 3675 | \$372,500 | 24-Apr-19 |

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 May 2020



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**3 Warrawong Lane Glenrowan VIC 3675**

Sold Price

**\$415,000**

Sold Date

**30-Jul-19**

4

2

3

Distance

**0.56km**



**9 Avoca Lane Glenrowan VIC 3675**

Sold Price

**\$345,000**

Sold Date

**08-Oct-19**

4

2

1

Distance

**0.78km**



**37 Wirrinya Avenue Glenrowan VIC 3675**

Sold Price

**\$372,500**

Sold Date

**24-Apr-19**

5

2

2

Distance

**1.42km**

RS = Recent sale

UN = Undisclosed Sale

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