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 (*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	Prop	erty type		House	Suburb	Glenrowan
Period-from	01 May 2019	to	30 Apr 2	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 Wirrinya 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.

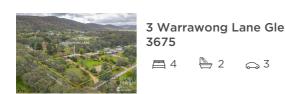
This Statement of Information was prepared on: 13 May 2020



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3 Warrawong Lane Glenrowan VIC 3675			Sold Price	\$415,000	Sold Date	30-Jul-19
昌 4	2	⇔ 3			Distance	0.56km



 9 Avoca Lane Glenrowan VIC 3675
 Sold Price
 \$345,000
 Sold Date
 08-Oct-19

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 4
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 2
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 1
 Distance
 0.78km



37 Wirrinya Avenue Glenrowan VIC 3675			Sold Price	\$372,500	Sold Date	24-Apr-19
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RS = Recent sale UN = Undisclosed Sale

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