# 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

#### 216 ORCHARD DRIVE GLENROWAN VIC 3675

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price			or range \$785,000 between		\$815,000					
Median sale price										
(*Delete house or unit as applicable)										
Median Price	\$522,500	Property type	House	Suburb	Glenrowan					

31 Dec 2024

Source

to

### Comparable property sales (\*Delete A or B below as applicable)

01 Jan 2024

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	
14 BLACKBOY LANE GLENROWAN VIC 3675	\$845,000	25-Aug-23	
130 OLD HUME HIGHWAY GLENROWAN VIC 3675	\$805,000	25-Aug-23	
11 HILL STREET GLENROWAN VIC 3675	\$790,000	31-Oct-24	

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: 14 January 2025

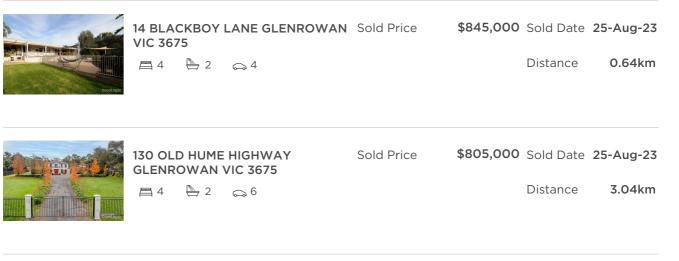


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	1 HILL STREET GLEN 3675	Sold Price	<sup>RS</sup> \$790,000	Sold Date	31-Oct-24
	🛱 4 👆 2 🞧 2				Distance

RS = Recent sale UN = Undisclosed Sale

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