

## 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

212 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

\$739,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$542,250

Property type

House

Suburb

Glenrowan

Period-from

01 Oct 2023

to

30 Sep 2024

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

220 ORCHARD DRIVE GLENROWAN VIC 3675	\$743,000	15-Jul-24
14 BLACKBOY LANE GLENROWAN VIC 3675	\$845,000	25-Aug-23
1370 WARBY RANGE ROAD WANGANDARY VIC 3678	\$820,000	12-Oct-23

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.~~

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Peter Joyce  
P 0357222336  
M 0407221842  
E peterjoyce@slwangeratta.com.au



**220 ORCHARD DRIVE  
GLENROWAN VIC 3675**

 4  2  2

Sold Price <sup>RS</sup> **\$743,000** <sup>UN</sup> Sold Date **15-Jul-24**

Distance **0.08km**



**14 BLACKBOY LANE GLENROWAN  
VIC 3675**

 4  2  4

Sold Price **\$845,000** Sold Date **25-Aug-23**

Distance **0.61km**



**1370 WARBY RANGE ROAD  
WANGANDARY VIC 3678**

 5  2  6

Sold Price **\$820,000** Sold Date **12-Oct-23**

Distance **11.63km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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