

# 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

67 West Bridge Road, Glenburn Vic 3717

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$745,000

&

\$775,000

### Median sale price\*

Median price

Property Type

Suburb

Glenburn

Period - 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 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
1	5 James St KINGLAKE 3763	\$770,000	24/05/2022
2	61 West Bridge Rd GLENBURN 3717	\$731,500	19/07/2022
3	285 Kinglake Glenburn Rd KINGLAKE 3763	\$730,000	11/08/2022

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:

13/04/2023 12:27

\* 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.



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 4173 sqm approx

Agent Comments

## Comparable Properties



**5 James St KINGLAKE 3763 (REI/VG)**

Agent Comments



**Price:** \$770,000

**Method:** Private Sale

**Date:** 24/05/2022

**Property Type:** House

**Land Size:** 2020 sqm approx



**61 West Bridge Rd GLENBURN 3717 (REI/VG)**

Agent Comments



**Price:** \$731,500

**Method:** Private Sale

**Date:** 19/07/2022

**Property Type:** House

**Land Size:** 4679 sqm approx



**285 Kinglake Glenburn Rd KINGLAKE 3763 (VG)**

Agent Comments



**Price:** \$730,000

**Method:** Sale

**Date:** 11/08/2022

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 2628 sqm approx