

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

49 Dysart Street, Glenlyon Vic 3461

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$38,000 & \$40,000

Median sale price

Median price \$287,500 Property Type Vacant land Suburb Glenlyon

Period - From 09/12/2019 to 08/12/2020 Source REIV

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 eighteen 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	409 Daylesford Malmsbury Rd WHEATSHEAF 3461	\$80,000	02/06/2020
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on: 09/12/2020 09:35

49 Dysart Street, Glenlyon Vic 3461

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Indicative Selling Price

\$38,000 - \$40,000

Median Land Price

09/12/2019 - 08/12/2020: \$287,500



Property Type: Land (farming)

Land Size: Approx. 20,234 sqm
approx

Agent Comments

Comparable Properties

409 Daylesford Malmsbury Rd WHEATSHEAF 3461 (VG) Agent Comments



Price: \$80,000

Method: Sale

Date: 02/06/2020

Property Type: Mixed Farming (Rur)

Land Size: 453600 sqm approx

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 eighteen months.

Account - Belle Property Daylesford | P: +61 3 5348 1700