

# 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

95 Elma Road, Glenmaggie Vic 3858

### Indicative selling price

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

Single price

\$495,000

### Median sale price\*

Median price

Property Type

Suburb

Glenmaggie

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	176 Mustons La HEYFIELD 3858	\$415,000	10/01/2019
2	750 Tinamba glenmaggie Rd GLENMAGGIE 3858	\$350,000	15/01/2019
3	25 Nerrigundah Dr GLENMAGGIE 3858	\$349,000	07/10/2019

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:

12/03/2020 09:53

\* 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:** Land  
**Land Size:** 17240 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$495,000  
**No median price available**

## Comparable Properties

### 176 Mustons La HEYFIELD 3858 (VG)

**Agent Comments**



**Price:** \$415,000  
**Method:** Sale  
**Date:** 10/01/2019  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 31700 sqm approx



### 750 Tinamba glenmaggie Rd GLENMAGGIE 3858 (REI/VG)

**Agent Comments**



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 15/01/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 12141 sqm approx



### 25 Nerrigundah Dr GLENMAGGIE 3858 (REI/VG)

**Agent Comments**



**Price:** \$349,000  
**Method:** Private Sale  
**Date:** 07/10/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 8250 sqm approx