Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 711 Captains Creek Road, Glenburn Vic 3717

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$1,490,000		&		\$1,560,000			
Median sale p	rice							
Median price	\$1,100,000	Pro	operty Type	Hou	ise		Suburb	Glenburn
Period - From	30/09/2023	to	29/09/2024	ŀ	So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
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:

30/09/2024 14:55



Integrity





Property Type: Agent Comments Rob Verhagen 03 5962 5753 0448 820 022 robert@integrityrealestate.com.au

Indicative Selling Price \$1,490,000 - \$1,560,000 Median House Price 30/09/2023 - 29/09/2024: \$1,100,000

Comparable Properties

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 - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888





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