

# 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

CA 4 of 22 Lot 1/764 Daylesford Malmsbury Rd, Glenlyon Vic 3461

### Indicative selling price

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

Single price \$350,000

### Median sale price

Median price \$295,000

Property Type Vacant land

Suburb Glenlyon

Period - From 21/01/2020

to 20/01/2021

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	4 Dysart St GLENLYON 3461	\$320,000	19/06/2020
2	8 Dysart St GLENLYON 3461	\$310,000	15/02/2020
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:

21/01/2021 08:15

CA 4 of 22 Lot 1/764 Daylesford Malmsbury Rd, Glenlyon Vic  
3461



Annette Leary  
+61 3 5348 1700  
+61 407 917 054  
annette.leary@belleproperty.com



**Property Type:** land  
**Land Size:** 3692 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$350,000

**Median Land Price**  
21/01/2020 - 20/01/2021: \$295,000

## Comparable Properties

4 Dysart St GLENLYON 3461 (VG)

Agent Comments



**Price:** \$320,000  
**Method:** Sale  
**Date:** 19/06/2020  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 5451 sqm approx

8 Dysart St GLENLYON 3461 (VG)

Agent Comments



**Price:** \$310,000  
**Method:** Sale  
**Date:** 15/02/2020  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 4517 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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.