

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

8 Dysart St, Glenlyon Vic 3461

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$250,000

Median sale price*

Median price \$583,000

House

X

Unit

Suburb or locality

Glenlyon

Period - From

12/10/2017

to

12/10/2018

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 | | |
| 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.

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 10 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

8 Dysart St, Glenlyon Vic 3461



Rooms:
Property Type:
Agent Comments

Frances Harkin
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Indicative Selling Price
\$250,000
Median House Price *
12/10/2017 - 12/10/2018: \$583,000
* Agent calculated median based on 10 sales

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.