

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

Lot 2 CA5 of 23/764 Daylesford Malmesbury Rd, Glenlyon Vic 3461

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$337,500

Property Type Vacant land

Suburb Glenlyon

Period - From 17/09/2020

to 16/09/2021

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	42 Barkly St GLENLYON 3461	\$495,000	03/03/2021
2	66 Eldon St GLENLYON 3461	\$455,000	01/03/2021
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:

17/09/2021 16:23

Lot 2 CA5 of 23/764 Daylesford Malmsbury Rd, Glenlyon Vic
3461

Annette Leary
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Property Type: land only
Land Size: 4063 sqm approx
Agent Comments

Indicative Selling Price
\$450,000

Median Land Price
17/09/2020 - 16/09/2021: \$337,500

Comparable Properties



42 Barkly St GLENLYON 3461 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 03/03/2021
Property Type: Land
Land Size: 4123 sqm approx

66 Eldon St GLENLYON 3461 (VG)

Agent Comments



Price: \$455,000
Method: Sale
Date: 01/03/2021
Property Type: Misc Improvements Rural (no dwelling)
Land Size: 2023 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