

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

CA7 of 23, lot 2/764 Daylesford-Malmsbury Rd, Glenlyon Vic 3461

Indicative selling price

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

Single price

\$315,000

Median sale price

Median price

\$287,500

Property Type

Vacant land

Suburb

Glenlyon

Period - From

26/11/2019

to

25/11/2020

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	19 Regans La GLENLYON 3461	\$270,000	26/06/2020
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:

26/11/2020 08:46

CA7 of 23, lot 2/764 Daylesford-Malmsbury Rd, Glenlyon Vic
3461

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Property Type: land
Land Size: 2713 sqm approx
Agent Comments

Indicative Selling Price
\$315,000

Median Land Price
26/11/2019 - 25/11/2020: \$287,500

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



19 Regans La GLENLYON 3461 (REI)

Agent Comments



Price: \$270,000
Method: Private Sale
Date: 26/06/2020
Property Type: Land
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.