

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 9/10 Barkly Street, Glenlyon Vic 3461

Indicative selling price

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

Single price \$250,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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 18 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	Lot 3/764 Daylesford Malmsbury Rd GLENLYON 3461	\$275,000	13/04/2018
2	Lot 3/26 Church St GLENLYON 3461	\$185,000	04/08/2018
3	39 Eldon St GLENLYON 3461	\$170,000	05/06/2019

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 18 months.~~

This Statement of Information was prepared on:

16/09/2019

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Land (Res)
Land Size: 2023 sqm approx
Agent Comments

Comparable Properties



**Lot 3/764 Daylesford Malmesbury Rd
GLENLYON 3461 (REI)**

Agent Comments



Price: \$275,000
Method: Private Sale
Date: 13/04/2018
Property Type: Land



Lot 3/26 Church St GLENLYON 3461 (REI)

Agent Comments



Price: \$185,000
Method: Private Sale
Date: 04/08/2018
Property Type: Land
Land Size: 2428 sqm approx



39 Eldon St GLENLYON 3461 (REI/VG)

Agent Comments



Price: \$170,000
Method: Private Sale
Date: 05/06/2019
Property Type: Land
Land Size: 2026 sqm approx