### 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		

Single price \$250,000

#### Median sale price\*

Median price	Pro	operty Type			Suburb	Glenlyon
Period - From	to		So	urce		

#### 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.

Ado	dress 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.



# hockingstuart





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

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> **Indicative Selling Price** \$250,000 No median price available

## **Comparable Properties**



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



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

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Lot 3/26 Church St GLENLYON 3461 (REI)

Agent Comments

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)



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Price: \$170.000 Method: Private Sale Date: 05/06/2019 Property Type: Land Land Size: 2026 sqm approx

Account - hockingstuart | P: 03 5348 1700 | F: 03 5348 4647



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.

Agent Comments