WE DELIVER RESULTS

STATEMENT OF INFORMATION

18 MORTON STREET, GLENLYON, VIC 3461

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 MORTON STREET, GLENLYON, VIC







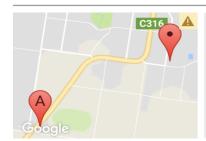
Indicative Selling Price

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

Single Price: \$185,000

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



GLENLYON, VIC, 3461

Suburb Median Sale Price (Vacant Land)

\$140,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

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 18 months.



764 DAYLESFORD-MALMSBURY RD,







Sale Price

***\$275,000**

Sale Date: 13/04/2018

Distance from Property: 983m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

pricefinder

Property offered f	or sale				
Address Including suburb and postcode	18 MORTON STREET, GLENLYON, VIC 3461				
Indicative selling	price				
For the meaning of this price see consumer.vic.gov.au/underquoting					
Single Price:	\$185,000				
Median sale price					
Median price	\$140,000 House	Unit	Suburb GLENLYON		
Period	01 April 2017 to 31 March 2018	Source	pricefinder		

Comparable property sales

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.

Address of comparable property	Price	Date of sale
764 DAYLESFORD-MALMSBURY RD, GLENLYON, VIC 3461	*\$275,000	13/04/2018