

Gary Cooke 03 5348 1700 0488 547 004 gcooke@hockingstuart.com.au

#### 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 andpostcode		10 Barkly Street, Glenlyon Vic 3461								
		Lot 8								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price \$205,000										
Median sale price*										
Median price		House	e	Unit		Suburb or locality	Glenlyon			

#### Comparable property sales (\*Delete A or B below as applicable)

to

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.

Source

Ad	dress of comparable property	Price	Date of sale
1	26 Church St GLENLYON 3461	\$185,000	04/08/2018
2	18 Morton St GLENLYON 3461	\$185,000	21/05/2018
3	Lot 3/26 Church St GLENLYON 3461	\$185,000	04/08/2018

#### OR

Period - From

- **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.
- \* 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.

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> **Indicative Selling Price** \$205,000 No median price available







Rooms:

Property Type: Land (Res) Land Size: 2039 sqm approx

**Agent Comments** 

Lot 8 / 10 Barkly Street Glenlyon



### Comparable Properties



26 Church St GLENLYON 3461 (VG)





Price: \$185,000 Method: Sale Date: 04/08/2018 Rooms: -

Property Type: Land

Land Size: 2552 sqm approx

18 Morton St GLENLYON 3461 (VG)





Price: \$185,000 Method: Sale Date: 21/05/2018

Rooms: -

Property Type: Land

Land Size: 2118 sqm approx

Lot 3/26 Church St GLENLYON 3461 (REI)







Price: \$185,000 Method: Private Sale **Date:** 04/08/2018

Rooms: -

Property Type: Land

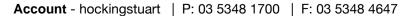
Land Size: 2428 sqm approx

**Agent Comments** 

Agent Comments











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