

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 and
postcode

197 Old Hume Highway Glenrowan VIC 3675

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$295,000

Property type

Farm

Suburb

Glenrowan

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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

7 Beaconsfield Parade Glenrowan VIC 3675	\$325,000	20-Dec-18
12 Avoca Lane Glenrowan VIC 3675	\$376,000	19-Mar-18
279 Warby Range Road Glenrowan VIC 3675	\$363,000	13-Aug-18

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: 07 February 2020



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**7 Beaconsfield Parade Glenrowan
VIC 3675**

Sold Price **\$325,000** Sold Date **20-Dec-18**

3 1 4

Distance **0.51km**



12 Avoca Lane Glenrowan VIC 3675

Sold Price **\$376,000** Sold Date **19-Mar-18**

5 2 2

Distance **3.38km**



**279 Warby Range Road Glenrowan
VIC 3675**

Sold Price **\$363,000** Sold Date **13-Aug-18**

3 1 3

Distance **4.25km**

RS = Recent sale

UN = Undisclosed Sale

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