

# 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

464 Two Hills Road, Glenburn Vic 3717

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,550,000

### 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	500 Gordons Bridge Rd CASTELLA 3777	\$1,700,000	01/06/2022
2	3684 Melba Hwy GLENBURN 3717	\$1,520,000	14/04/2023
3	97 Banksia Ct CASTELLA 3777	\$1,330,000	08/04/2022

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:

24/07/2023 10:43

\* 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:** Mixed

Farming/Grazing (without structural improvements)

**Land Size:** 205100 sqm approx

Agent Comments

## Comparable Properties

**500 Gordons Bridge Rd CASTELLA 3777 (VG)** Agent Comments



**Price:** \$1,700,000

**Method:** Sale

**Date:** 01/06/2022

**Property Type:** Mixed Farming (Rur)

**Land Size:** 324921 sqm approx



**3684 Melba Hwy GLENBURN 3717 (REI)** Agent Comments



**Price:** \$1,520,000

**Method:** Private Sale

**Date:** 14/04/2023

**Property Type:** House

**Land Size:** 259300 sqm approx



**97 Banksia Ct CASTELLA 3777 (REI/VG)** Agent Comments



**Price:** \$1,330,000

**Method:** Private Sale

**Date:** 08/04/2022

**Property Type:** House

**Land Size:** 22233 sqm approx