Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Occilon 47Ai o	Tille Estate Ag	jenita Aet 1900
Property offered for sale			
	Address ncluding suburb or ality and postcode 111 Joyces Road, Glenburn Vic 3717		
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underquoting			
Rai	nge between \$1,100,000 & \$1,190,000		
Median sale price*			
M	edian price Property Type Sub	urb Glenburn	
Pei	iod - 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.		
Add	lress of comparable property	Price	Date of sale
1	1 36 Burns Rd GLENBURN 3717		31/10/2024
2	38 West Bridge Rd GLENBURN 3717	\$1,190,000	25/06/2024
3	69 West Bridge Rd GLENBURN 3717	\$1,100,000	25/03/2024
OR			
<u>B*</u>	The estate agent or agent's representative reasonably believes that properties were sold within five kilometres of the property for sale		
	This Statement of Information was prepared on:	08/01/2025 17:58	



^{*} 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 \$1,100,000 - \$1,190,000 No median price available





Property Type: Rural Residential **Land Size:** 67500 sqm approx

Agent Comments

Comparable Properties



36 Burns Rd GLENBURN 3717 (REI)

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Agent Comments

Price: \$1,140,000 Method: Private Sale Date: 31/10/2024 Property Type: House

Land Size: 97267 sqm approx

Similarity

38 West Bridge Rd GLENBURN 3717 (REI/VG)

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Price: \$1,190,000
Method: Private Sale
Date: 25/06/2024
Property Type: House

Land Size: 104583 sqm approx

Agent Comments



69 West Bridge Rd GLENBURN 3717 (REI/VG)

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Price: \$1,100,000 Method: Private Sale Date: 25/03/2024 Property Type: House Land Size: 2232 sqm approx Agent Comments

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888





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