### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

13 Valencia Way, Glomar Beach Vic 3851

#### Indicative selling price

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

Single price \$485,000

#### Median sale price\*

Median price	Pro	operty Type			Suburb	Glomar Beach
Period - From	to		] So	urce		

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

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3-5 Maffra St THE HONEYSUCKLES 3851	\$453,000	05/04/2025
2	41 Brennans Rd LONGFORD 3851	\$500,000	04/03/2025
3	32 Bearup St SEASPRAY 3851	\$500,000	19/11/2024

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

12/05/2025 16:27

\* 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.



13 Valencia Way, Glomar Beach Vic 3851

# Chalmer





Property Type: House Land Size: 2647 sqm approx Agent Comments Brett Glover 5144 4333 0408 384 147 brettg@chalmer.com

Indicative Selling Price \$485,000 No median price available

## **Comparable Properties**

	3-5 Maffra St THE HONEYSUCKLES 3851 (REI) 3 1 1 1 Price: \$453,000 Method: Private Sale Date: 05/04/2025 Property Type: House Land Size: 1345 sqm approx	Agent Comments
UNDER CONTRACT	41 Brennans Rd LONGFORD 3851 (REI/VG) 1 1 1 1 1 1 1 Price: \$500,000 Method: Private Sale Date: 04/03/2025 Property Type: House Land Size: 12140.58 sqm approx	Agent Comments
	32 Bearup St SEASPRAY 3851 (REI/VG) 3 1 1 1 Price: \$500,000 Method: Private Sale Date: 19/11/2024 Property Type: House Land Size: 455 sqm approx	Agent Comments

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



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