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	56 TWAMLEY ROAD 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	$700,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	House	Suburb	Glenrowan
Period-from	01 Jun 2024	to	31 May 2025	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
220 ORCHARD DRIVE GLENROWAN VIC 3675	$743,000	15-Jul-24
46 BLACKBOY LANE GLENROWAN VIC 3675	$700,000	23-Nov-24
597 GRETA ROAD GLENROWAN WEST VIC 3675	$700,000	24-Sep-24

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: 19 June 2025

OBrien Real Estate

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220 ORCHARD DRIVE GLENROWAN VIC 3675

3 2 2

Sold Price **$743,000** Sold Date **15-Jul-24**

Distance **4.45km**



46 BLACKBOY LANE GLENROWAN VIC 3675

4 2 2

Sold Price **$700,000** Sold Date **23-Nov-24**

Distance **4.19km**



597 GRETA ROAD GLENROWAN WEST VIC 3675

4 2 3

Sold Price Sold Date **24-Sep-24**

Distance **8.17km**

RS = Recent sale **UN** = Undisclosed Sale

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