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	764 Daylesford-malmsbury Road, Glenlyon Vic 3461 (CA 1 of 23, Township of Glenlyon - Lot 4)

Indicative selling price

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

Single price $425,000

Median sale price

Median price $227,500 Property Type Vacant land Suburb Glenlyon

Period - From 03/08/2019 to 02/08/2020 Source REIV

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	4 Dysart St GLENLYON 3461	$320,000	19/06/2020
2	8 Dysart St GLENLYON 3461	$310,000	15/02/2020
3	10 Barkly St GLENLYON 3461	$250,000	20/09/2019

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: 03/08/2020 12:12

764 Daylesford-malmsbury Road, Glenlyon Vic 3461

Gary Cooke
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Indicative Selling Price
$425,000
Median Land Price
03/08/2019 - 02/08/2020: $227,500



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Property Type: vacant land
Land Size: Approx 5059 sqm approx

Agent Comments

Fenced, underground power

Comparable Properties

4 Dysart St GLENLYON 3461 (VG)

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Price: $320,000
Method: Sale
Date: 19/06/2020
Property Type: Hobby Farm < 20 ha
Land Size: 5451 sqm approx

Agent Comments

8 Dysart St GLENLYON 3461 (VG)

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Price: $310,000
Method: Sale
Date: 15/02/2020
Property Type: Hobby Farm < 20 ha
Land Size: 4517 sqm approx

Agent Comments

10 Barkly St GLENLYON 3461 (VG)

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Price: $250,000
Method: Sale
Date: 20/09/2019
Property Type: Land
Land Size: 2023 sqm approx

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.