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	15 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	$675,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$501,250	Property type	House	Suburb	Glenrowan
Period-from	01 Dec 2023	to	30 Nov 2024	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
9 KURRAJONG LANE GLENROWAN VIC 3675	$695,000	31-Jul-23
11 PANES LANE LACEBY VIC 3678	$650,000	19-Sep-23
55 KENSINGTON DRIVE KILLAWARRA VIC 3678	$849,000	18-Oct-23

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: 02 December 2024

OBrien Real Estate

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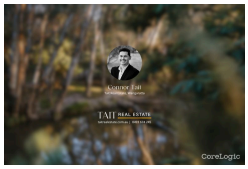
9 KURRAJONG LANE GLENROWAN VIC 3675

3 2 -

Sold Price **$695,000** Sold Date **31-Jul-23**

Distance **4.49km**



11 PANES LANE LACEBY VIC 3678

4 1 8

Sold Price **$650,000** Sold Date **19-Sep-23**

Distance **9.58km**



55 KENSINGTON DRIVE KILLAWARRA VIC 3678

4 2 2

Sold Price **$849,000** Sold Date **18-Oct-23**

Distance **18.46km**

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

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