

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

Indicative selling price

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

Range between &

Median sale price*

Median price Property Type Suburb

Period - 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.

	Address of comparable property	Price	Date of sale
1	72 Fanning Rd, Glenburn, Vic 3717, Australia	\$901,000	25/10/2020
2	1867 Murrindindi Rd GLENBURN 3717	\$765,000	16/10/2019
3	501 Larritts La GLENBURN 3717	\$725,000	06/12/2019

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:

* 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.



Property Type:
Agent Comments

Indicative Selling Price
\$756,000 - \$815,000
No median price available

Comparable Properties

72 Fanning Rd, Glenburn, Vic 3717, Australia (REI) Agent Comments



Price: \$901,000
Method:
Date: 25/10/2020
Property Type: House

1867 Murrindindi Rd GLENBURN 3717 (VG) Agent Comments



Price: \$765,000
Method: Sale
Date: 16/10/2019
Property Type: Cattle/Dairy (Rur)
Land Size: 225000 sqm approx

501 Larritts La GLENBURN 3717 (VG) Agent Comments



Price: \$725,000
Method: Sale
Date: 06/12/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 37100 sqm approx