# WE DELIVER RESULTS

# STATEMENT OF INFORMATION

15 FORD STREET, GLENLYON, VIC 3461 PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 15 FORD STREET, GLENLYON, VIC 3461 🛛 🖾 - 🖾 -

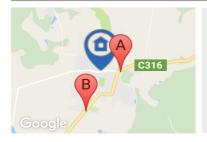
**Indicative Selling Price** 

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

\$290,000 to \$300,000

Provided by: Rae Corris, Biggin & Scott Daylesford

# SUBURB MEDIAN



## **GLENLYON, VIC, 3461**

Suburb Median Sale Price (Vacant Land)

\$178,500

01 April 2016 to 31 March 2017

Provided by: pricefinder

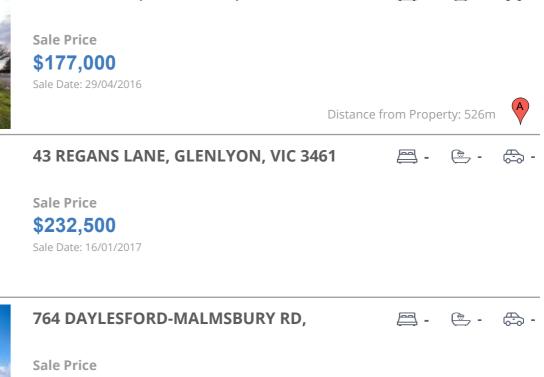
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## **COMPARABLE PROPERTIES**

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.





Distance from Property: 1.2km

This report has been compiled on 01/06/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

\$180.000 Sale Date: 04/11/2016

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

## Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode 15 FORD STREET, GLENLYON, VIC 3461

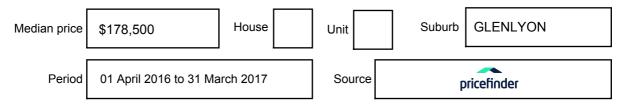
### Indicative selling price

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

Single Price / Range

\$290,000 to \$300,000

#### Median sale price



### **Comparable property sales**

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
42 BARKLY ST, GLENLYON, VIC 3461	\$177,000	29/04/2016
43 REGANS LANE, GLENLYON, VIC 3461	\$232,500	16/01/2017
764 DAYLESFORD-MALMSBURY RD, GLENLYON, VIC 3461	\$180,000	04/11/2016

