

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**

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.



42 BARKLY ST, GLENLYON, VIC 3461



Sale Price

\$177,000

Sale Date: 29/04/2016

Distance from Property: 526m



43 REGANS LANE, GLENLYON, VIC 3461



Sale Price

\$232,500

Sale Date: 16/01/2017



764 DAYLESFORD-MALMSBURY RD,



Sale Price

\$180,000

Sale Date: 04/11/2016

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

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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

Median price

\$178,500

House

Unit

Suburb

GLENLYON

Period

01 April 2016 to 31 March 2017

Source

pricfinder

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 |