

# 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

101 Boltons Lane, Glenlyon Vic 3461

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$599,000

### Median sale price

Median price \$575,000

Property Type House

Suburb Glenlyon

Period - From 22/11/2018

to 21/11/2019

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	120 Gays Rd WHEATSHEAF 3461	\$585,000	19/07/2018
2	130 Woodduck Dr WHEATSHEAF 3461	\$540,000	03/12/2018
3	130 Gays Rd WHEATSHEAF 3461	\$510,000	13/09/2018

**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:

22/11/2019 13:03



 2    1    2

**Property Type:** House

**Land Size:** 25496 sqm approx

**Agent Comments**

100% off grid solar powered with batteries. Spectacular views.

**Indicative Selling Price**

\$599,000

**Median House Price**

22/11/2018 - 21/11/2019: \$575,000

## Comparable Properties



**120 Gays Rd WHEATSHEAF 3461 (REI/VG)**

**Agent Comments**

 2    1    3

**Price:** \$585,000

**Method:** Private Sale

**Date:** 19/07/2018

**Property Type:** House

**Land Size:** 19452 sqm approx



**130 Woodduck Dr WHEATSHEAF 3461 (VG)**

**Agent Comments**

 3    -    -

**Price:** \$540,000

**Method:** Sale

**Date:** 03/12/2018

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 20200 sqm approx



**130 Gays Rd WHEATSHEAF 3461 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$510,000

**Method:** Private Sale

**Date:** 13/09/2018

**Property Type:** House

**Land Size:** 20235 sqm approx