

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

38 Steuarts Road, Glenburn Vic 3717

Indicative selling price

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

Range between

\$950,000

&

\$995,000

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 eighteen 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	1891 Murrindindi Rd GLENBURN 3717	\$1,100,000	06/10/2023
2	24 Myles Rd MURRINDINDI 3717	\$1,000,000	30/10/2023
3			

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 eighteen months.

This Statement of Information was prepared on:

07/03/2024 09:57

* 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

Comparable Properties

1891 Murrindindi Rd GLENBURN 3717 (VG) **Agent Comments**



Price: \$1,100,000
Method: Sale
Date: 06/10/2023
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 34490 sqm approx



24 Myles Rd MURRINDINDI 3717 (VG) **Agent Comments**



Price: \$1,000,000
Method: Sale
Date: 30/10/2023
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 8100 sqm approx

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 eighteen months.