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 betweer	\$950,000	&	\$995,000				
Median sale price*							
Median price		Property Type	S	Suburb	Glenburn		
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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ad	dress 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.



Integrity





Property Type: Agent Comments Bill Verhagen 03 9730 2333 0417 371 987 bill@integrityrealestate.com.au

> Indicative Selling Price \$950,000 - \$995,000 No median price available

Comparable Properties

1891 Murrindindi Rd GLENBURN 3717 (VG) Image: Base of the state of th	Agent Comments
24 Myles Rd MURRINDINDI 3717 (VG) 3	Agent Comments

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.

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888

propertydata



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