

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

111 Joyces Road, Glenburn Vic 3717

Indicative selling price

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

Range between

\$1,100,000

&

\$1,190,000

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 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 | 36 Burns Rd GLENBURN 3717 | \$1,140,000 | 31/10/2024 |
| 2 | 38 West Bridge Rd GLENBURN 3717 | \$1,190,000 | 25/06/2024 |
| 3 | 69 West Bridge Rd GLENBURN 3717 | \$1,100,000 | 25/03/2024 |

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:

08/01/2025 17:58

* 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.



3 2 2

Property Type: Rural Residential

Land Size: 67500 sqm approx

Agent Comments

Comparable Properties



36 Burns Rd GLENBURN 3717 (REI)

Agent Comments

4 2 18

Price: \$1,140,000

Method: Private Sale

Date: 31/10/2024

Property Type: House

Land Size: 97267 sqm approx



38 West Bridge Rd GLENBURN 3717 (REI/VG)

Agent Comments

4 2 4

Price: \$1,190,000

Method: Private Sale

Date: 25/06/2024

Property Type: House

Land Size: 104583 sqm approx



69 West Bridge Rd GLENBURN 3717 (REI/VG)

Agent Comments

4 2 8

Price: \$1,100,000

Method: Private Sale

Date: 25/03/2024

Property Type: House

Land Size: 2232 sqm approx