

## 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 and  
postcode

9 WATTLE TREE LANE GLENGARRY VIC 3854

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,140,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$529,000

Property type

House

Suburb

Glengarry

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

### 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

45 CAHILLS ROAD GLENGARRY VIC 3854	\$990,000	28-Sep-22
57-59A KYNE STREET GLENGARRY VIC 3854	\$975,000	08-Feb-22
50 BLACK TANK ROAD GLENGARRY VIC 3854	\$1,400,000	21-Sep-22

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: 20 October 2022

**45 CAHILLS ROAD GLENGARRY  
VIC 3854**

Sold Price

<sup>RS</sup> **\$990,000**

Sold Date

**28-Sep-22**

3 2 10

Distance

**0.25km****57-59A KYNE STREET GLENGARRY  
VIC 3854**

Sold Price

**\$975,000**

Sold Date

**08-Feb-22**

4 2 6

Distance

**1.89km****50 BLACK TANK ROAD  
GLENGARRY VIC 3854**Sold Price <sup>RS</sup> **\$1,400,000** <sup>UN</sup>

Sold Date

**21-Sep-22**

4 2 9

Distance

**2.03km****RS** = Recent sale**UN** = Undisclosed Sale

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