

## 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

35 ERINMORE COURT 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

\$995,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Glengarry

Period-from

01 Nov 2022

to

31 Oct 2023

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

60 MONARO DRIVE TYERS VIC 3844	\$822,000	01-Aug-23
55 VARNEY CRESCENT TRARALGON EAST VIC 3844	\$850,000	24-Jul-23
12 JOHN HENRY DRIVE TYERS VIC 3844	\$840,000	27-Jul-23

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 November 2023



**60 MONARO DRIVE TYERS VIC 3844**

🛏️ 5 🚿 2 🚗 2

Sold Price **\$822,000** Sold Date **01-Aug-23**

Distance **5.34km**



**55 VARNEY CRESCENT TRARALGON EAST VIC 3844**

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Sold Price **\$850,000** Sold Date **24-Jul-23**

Distance **5.42km**



**12 JOHN HENRY DRIVE TYERS VIC 3844**

🛏️ 4 🚿 3 🚗 2

Sold Price **\$840,000** Sold Date **27-Jul-23**

Distance **5.9km**

RS = Recent sale UN = Undisclosed Sale

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