

# 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

8 Kyne Street, Glengarry Vic 3854

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$649,000

### Median sale price

Median price

\$982,500

Property Type

House

Suburb

Glengarry

Period - From

01/01/2022

to

31/12/2022

Source

REIV

### 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	10 Morrison Pde GLENGARRY 3854	\$620,000	07/12/2022
2			
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:

10/02/2023 14:41



**Property Type:** Rural Residential  
(Res)

Agent Comments

**Indicative Selling Price**

\$649,000

**Median House Price**

Year ending December 2022: \$982,500

## Comparable Properties



**10 Morrison Pde GLENGARRY 3854 (REI/VG)**

Agent Comments



**Price:** \$620,000

**Method:** Private Sale

**Date:** 07/12/2022

**Property Type:** House

**Land Size:** 1753 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.