

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

223 LOWER CAIRNBROOK ROAD GLENGARRY VIC 3854

Indicative selling price

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

Single Price

\$2,275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$278,000

Property type

Land

Suburb

Glengarry

Period-from

01 Mar 2024

to

28 Feb 2025

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

409 NAMBROK ROAD NAMBROK VIC 3847	\$1,700,000	03-Nov-23
95 WIDOWS LANE TRARALGON EAST VIC 3844	\$1,200,000	22-Feb-24
36 KYNE STREET GLENGARRY VIC 3854	\$1,350,000	28-Feb-25

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: 05 March 2025



**409 NAMBROK ROAD NAMBROK
VIC 3847**

3 1 -

Sold Price **\$1,700,000** Sold Date **03-Nov-23**

Distance **9.53km**



**95 WIDOWS LANE TRARALGON
EAST VIC 3844**

4 2 6

Sold Price **\$1,200,000** Sold Date **22-Feb-24**

Distance **13.21km**



**36 KYNE STREET GLENGARRY VIC
3854**

4 2 8

Sold Price ^{RS} **\$1,350,000** Sold Date **28-Feb-25**

Distance **13.34km**

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

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