

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

45 CAHILLS 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

\$948,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Farm

Suburb

Glengarry

Period-from

01 Aug 2021

to

31 Jul 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

5 RIVERVIEW DRIVE TRARALGON EAST VIC 3844	\$810,000	14-Jan-22
25 BICKERTONS ROAD GLENGARRY NORTH VIC 3854	\$710,000	14-Oct-21
240 RIGGALLS ROAD GLENGARRY NORTH VIC 3854	\$749,000	21-Apr-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: 15 August 2022



**5 RIVERVIEW DRIVE TRARALGON
EAST VIC 3844**

4 2 4

Sold Price

\$810,000

Sold Date

14-Jan-22

Distance

4.28km



**25 BICKERTONS ROAD
GLENGARRY NORTH VIC 3854**

4 2 10

Sold Price

\$710,000

Sold Date

14-Oct-21

Distance

5.23km



**240 RIGGALLS ROAD GLENGARRY
NORTH VIC 3854**

3 2 2

Sold Price

\$749,000

Sold Date

21-Apr-22

Distance

5.78km

RS = Recent sale

UN = Undisclosed Sale

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