

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

8 Rhodes Court 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

\$476,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

House

Suburb

Glengarry

Period-from

01 Sep 2018

to

31 Aug 2019

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

17 Rhodes Court Glengarry VIC 3854	\$330,000	30-Jul-18
13 Kyne Street Glengarry VIC 3854	\$252,000	08-Aug-18
57-59 Kyne Street Glengarry VIC 3854	\$490,000	03-Oct-18

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: 30 September 2019



17 Rhodes Court Glengarry VIC 3854

3 1 5

Sold Price

\$330,000

Sold Date

30-Jul-18

Distance

0.1km



13 Kyne Street Glengarry VIC 3854

3 1 5

Sold Price

\$252,000

Sold Date

08-Aug-18

Distance

0.17km



57-59 Kyne Street Glengarry VIC 3854

4 2 2

Sold Price

\$490,000

Sold Date

03-Oct-18

Distance

0.4km



**80 Traralgon-Maffra Road
Glengarry VIC 3854**

4 2 2

Sold Price

\$305,000

Sold Date

06-Feb-19

Distance

0.84km



**120 Traralgon-Maffra Road
Glengarry VIC 3854**

3 2 1

Sold Price

\$365,000

Sold Date

07-Jul-18

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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