

# Statement of Information

21 CAIRNBROOK ROAD, GLENGARRY, VIC 3854

Prepared by Simon Burns, Phone: 0421 333 114



## **STATEMENT OF INFORMATION**

#### Section 47AF of the Estate Agents Act 1980



# 21 CAIRNBROOK ROAD, GLENGARRY, VIC 4 🕒 2 🚓 4

Indicative Selling Price

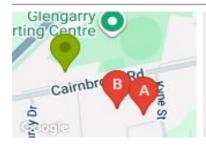
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$699,900

Provided by: Simon Burns, First National Real Estate Latrobe Pty Ltd

# **MEDIAN SALE PRICE**



# **GLENGARRY, VIC, 3854**

Suburb Median Sale Price (House)

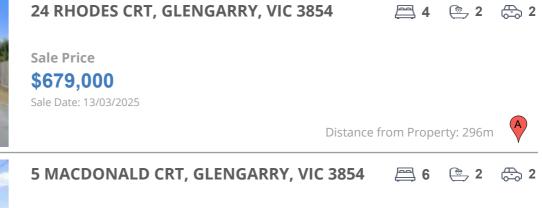
\$620,000

01 July 2024 to 30 June 2025

Provided by: **pricefinder** 

# **COMPARABLE PROPERTIES**

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.





**Sale Price \$620,000** Sale Date: 13/07/2024

Distance from Property: 214m

This report has been compiled on 14/08/2025 by First National Real Estate Latrobe Pty Ltd . Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.* 

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

## Property offered for sale

Address Including suburb and postcode

21 CAIRNBROOK ROAD, GLENGARRY, VIC 3854

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$699,900

## Median sale price

| Median price | \$620,000                    | Property type | House  | Suburb      | GLENGARRY |
|--------------|------------------------------|---------------|--------|-------------|-----------|
| Period       | 01 July 2024 to 30 June 2025 |               | Source | pricefinder |           |

### **Comparable property sales**

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

| Address of comparable property       | Price     | Date of sale |
|--------------------------------------|-----------|--------------|
| 24 RHODES CRT, GLENGARRY, VIC 3854   | \$679,000 | 13/03/2025   |
| 5 MACDONALD CRT, GLENGARRY, VIC 3854 | \$620,000 | 13/07/2024   |

This Statement of Information was prepared on:

14/08/2025

