

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

Stage 3 Phoenix Park - Lots 63,64,65,66,67,68,71,72,76,77,78,79,92,93,96

Indicative selling price

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

	or range between	\$ 280,000	&	\$ 308,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$450,000	Property type	House	Suburb	Glengarry
Period-from	01 Apr 2024	to	31 Mar 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
4 INGLEWOOD WAY GLENGARRY VIC 3854	\$280,000	26-Jan-24
36 CASTLEKNOCK DRIVE GLENGARRY VIC 3854	\$295,000	18-Apr-24
4 TRINITY STREET GLENGARRY VIC 3854	\$294,000	24-Nov-23

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: 14 April 2025


**4 INGLEWOOD WAY GLENGARRY
VIC 3854**

Sold Price

\$280,000

Sold Date

26-Jan-24
 4  2  2

Distance

0.04km

**36 CASTLEKNOCK DRIVE
GLENGARRY VIC 3854**

Sold Price

\$295,000

Sold Date

18-Apr-24
 -  -  -

Distance

0.12km

**4 TRINITY STREET GLENGARRY
VIC 3854**

Sold Price

\$294,000

Sold Date

24-Nov-23
 -  -  -

Distance

0.17km

**2 TRINITY STREET GLENGARRY
VIC 3854**

Sold Price

\$280,000

Sold Date

02-Sep-24
 -  -  -

Distance

0.17km

**4 CHATSWOOD CLOSE
GLENGARRY VIC 3854**

Sold Price

Sold Date

10-Dec-24
 -  -  -

Distance

0.37km
RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.

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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

Stage 3 Phoenix Park - Lots 62,69,70,97

Indicative selling price

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

Single Price

or range
between

\$ 308,000

&

\$338,800

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Glengarry

Period-from

01 Apr 2024

to

31 Mar 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

4 INGLEWOOD WAY GLENGARRY VIC 3854	\$280,000	26-Jan-24
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This Statement of Information was prepared on: 14 April 2025



4 INGLEWOOD WAY GLENGARRY VIC 3854

4 2 2

Sold Price

\$280,000

Sold Date

26-Jan-24

Distance

0.04km



36 CASTLEKNOCK DRIVE GLENGARRY VIC 3854

- - -

Sold Price

\$295,000

Sold Date

18-Apr-24

Distance

0.12km



4 TRINITY STREET GLENGARRY VIC 3854

- - -

Sold Price

\$294,000

Sold Date

24-Nov-23

Distance

0.17km



2 TRINITY STREET GLENGARRY VIC 3854

- - -

Sold Price

\$280,000

Sold Date

02-Sep-24

Distance

0.17km



4 CHATSWOOD CLOSE GLENGARRY VIC 3854

- - -

Sold Price

Sold Date

10-Dec-24

Distance

0.37km

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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

Stage 3 Phoenix Park - Lots 73 & 74

Indicative selling price

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

Single Price

\$ 340,000

or range
between

&

:

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Glengarry

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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Sold Price

\$280,000

Sold Date

26-Jan-24

Distance

0.04km



36 CASTLEKNOCK DRIVE GLENGARRY VIC 3854

- - -

Sold Price

\$295,000

Sold Date

18-Apr-24

Distance

0.12km



4 TRINITY STREET GLENGARRY VIC 3854

- - -

Sold Price

\$294,000

Sold Date

24-Nov-23

Distance

0.17km



2 TRINITY STREET GLENGARRY VIC 3854

- - -

Sold Price

\$280,000

Sold Date

02-Sep-24

Distance

0.17km



4 CHATSWOOD CLOSE GLENGARRY VIC 3854

- - -

Sold Price

Sold Date

10-Dec-24

Distance

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