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

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

George Demetrios
M 0413 776 303
E george@stockdaleleggo.com.au



4 INGLEWOOD WAY GLENGARRY VIC 3854

4 2 2

Sold Price **$280,000** Sold Date **26-Jan-24**

Distance **0.04km**

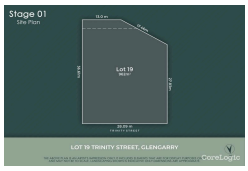


36 CASTLEKNOCK DRIVE GLENGARRY VIC 3854

- - -

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**

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

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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
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.~~

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4 INGLEWOOD WAY GLENGARRY VIC 3854

4 2 2

Sold Price **$280,000** Sold Date **26-Jan-24**

Distance **0.04km**

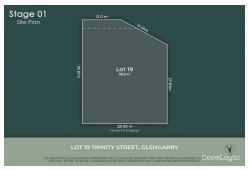


36 CASTLEKNOCK DRIVE GLENGARRY VIC 3854

- - -

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**

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

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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

Comparable property sales (*Delete A or B below as applicable)

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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.~~

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4 INGLEWOOD WAY GLENGARRY VIC 3854

4 2 2

Sold Price **$280,000** Sold Date **26-Jan-24**

Distance **0.04km**

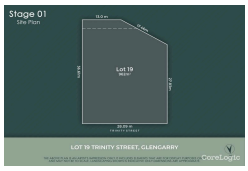


36 CASTLEKNOCK DRIVE GLENGARRY VIC 3854

- - -

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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