

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1/35-37 MacGowan Avenue, Glen Huntly Victoria 3163

Indicative selling price

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

Single price N/A or range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$693,000 Property type UNIT Suburb GLEN HUNTLY

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--|-------------|--------------|
| 1. 1/19 St Huberts Rd CARNEGIE 3163 | \$1,170,000 | 17/06/2023 |
| 2. 2/23 Manchester Gr GLEN HUNTLY 3163 | \$1,130,000 | 10/06/2023 |
| 3. 2/48 Neerim Rd CAULFIELD 3162 | \$1,110,000 | 14/05/2023 |

This Statement of Information was prepared on: Thursday 20th July 2023