Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

19 Mackay Avenue, Glen Huntly Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$1,450,000		&		\$1,550,000				
Median sale price									
Median price	\$1,450,000	Pro	operty Type	Hou	se		Suburb	Glen Huntly	
Period - From	05/10/2022	to	04/10/2023		So	urce	REIV		

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

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.

Add	dress of comparable property	Price	Date of sale
1	16 Florence St ORMOND 3204	\$1,650,000	08/08/2023
2	366 Neerim Rd CARNEGIE 3163	\$1,620,000	28/09/2023
3	15 Gnarwyn Rd CARNEGIE 3163	\$1,580,000	05/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

05/10/2023 10:59



woodards





Rooms: 4 Property Type: House Land Size: 550 sqm approx Agent Comments Ruth Roberts 9572 1666 0409 214 110 rroberts@woodards.com.au

Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price 05/10/2022 - 04/10/2023: \$1,450,000

Comparable Properties

16 Florence St ORMOND 3204 (REI/VG) 3 1 2 Price: \$1,650,000 Method: Sold Before Auction Date: 08/08/2023 Property Type: House (Res) Land Size: 555 sqm approx	Agent Comments
366 Neerim Rd CARNEGIE 3163 (REI)422Price: \$1,620,000Method: Private SaleDate: 28/09/2023Property Type: HouseLand Size: 420 sqm approx	Agent Comments
15 Gnarwyn Rd CARNEGIE 3163 (REI) 4 3 2 Price: \$1,580,000 Method: Auction Sale Date: 05/08/2023 Property Type: House (Res) Land Size: 500 sqm approx	Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



propertydata

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