

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 between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Glen Huntly

Period - From 05/10/2022

to 04/10/2023

Source 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.

	Address 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



Rooms: 4

Property Type: House

Land Size: 550 sqm approx

Agent Comments

Comparable Properties



16 Florence St ORMOND 3204 (REI/VG)

Agent Comments



Price: \$1,650,000

Method: Sold Before Auction

Date: 08/08/2023

Property Type: House (Res)

Land Size: 555 sqm approx



366 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,620,000

Method: Private Sale

Date: 28/09/2023

Property Type: House

Land Size: 420 sqm approx



15 Gnarwyn Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,580,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 500 sqm approx