

# 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

7 Macgowan Avenue, Glen Huntly Vic 3163
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,650,000
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 & 

\$1,750,000
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### Median sale price

Median price 

\$1,730,000
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 Property Type 

House
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 Suburb 

Glen Huntly
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Period - From 

01/01/2023
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 to 

31/12/2023
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 Source 

REIV
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### 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	30 Leila Rd CARNEGIE 3163	\$1,815,000	17/02/2024
2	4 Bethell St ORMOND 3204	\$1,785,000	11/12/2023
3	181 Kambrook Rd CAULFIELD 3162	\$1,690,000	22/10/2023

**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: 

21/03/2024 09:51
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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 720 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,650,000 - \$1,750,000  
**Median House Price**  
 Year ending December 2023: \$1,730,000

## Comparable Properties



**30 Leila Rd CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$1,815,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)  
**Land Size:** 920 sqm approx



**4 Bethell St ORMOND 3204 (REI/VG)**

Agent Comments



**Price:** \$1,785,000  
**Method:** Private Sale  
**Date:** 11/12/2023  
**Property Type:** House (Res)  
**Land Size:** 673 sqm approx



**181 Kambrook Rd CAULFIELD 3162 (VG)**

Agent Comments



**Price:** \$1,690,000  
**Method:** Sale  
**Date:** 22/10/2023  
**Property Type:** House (Res)  
**Land Size:** 626 sqm approx

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