

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

26 Macgowan Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Glen Huntly

Period - From 01/01/2020 to 31/03/2020 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	104b Wheatley Rd MCKINNON 3204	\$1,645,000	06/07/2020
2	6a Thompson St ORMOND 3204	\$1,625,000	20/02/2020
3	2/1 Florence St ORMOND 3204	\$1,595,000	26/04/2020

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:

14/07/2020 13:24



4 3 3

Property Type: Townhouse

Agent Comments

Exemplary 4 bedroom + study 3.5 bathroom abode, thoughtfully designed with unrivalled quality. Showcasing 3 entertaining zones, 2 superb bedroom suites (glamour BIRs/WIRs & ensuites), a designer stone kitchen (Bosch appliances, butler's pantry) & a north facing honed bluestone alfresco area.

Comparable Properties



104b Wheatley Rd MCKINNON 3204 (REI)

Agent Comments

3 2 2

Price: \$1,645,000

Method: Private Sale

Date: 06/07/2020

Property Type: Townhouse (Single)



6a Thompson St ORMOND 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,625,000

Method: Sold Before Auction

Date: 20/02/2020

Property Type: Townhouse (Res)

Land Size: 344 sqm approx



2/1 Florence St ORMOND 3204 (REI/VG)

Agent Comments

4 4 2

Price: \$1,595,000

Method: Private Sale

Date: 26/04/2020

Property Type: Townhouse (Single)

Land Size: 314 sqm approx