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	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$620,000	Pro	operty Type	Unit			Suburb	Glen Huntly
Period - From	01/01/2020	to	31/03/2020		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.

Ade	dress 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





Nick Renna 9194 1200 0411 551 190





Property Type: Townhouse Agent Comments nickrenna@jelliscraig.com.au Indicative Selling Price \$1,500,000 - \$1,600,000 Median Unit Price

March quarter 2020: \$620,000

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.

Agent Comments

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Comparable Properties



104b Wheatley Rd MCKINNON 3204 (REI)



Price: \$1,645,000 Method: Private Sale Date: 06/07/2020 Property Type: Townhouse (Single)



6a Thompson St ORMOND 3204 (REI/VG)



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



Price: \$1,595,000 Method: Private Sale Date: 26/04/2020 Property Type: Townhouse (Single) Land Size: 314 sqm approx

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.