

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 40 McGowan Ave, Glen Huntly, Vic

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,360,000 Property type House Suburb Glen Huntly

Period - From 01/04/2020 to 30/06/2020 Source REIV

Comparable property sales

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
35 Burrindi Rd CAULFIELD SOUTH 3162	\$2,100,000	12/05/2020
14 Bent St CAULFIELD SOUTH 3162	\$2,050,000	01/04/2020
11 Amelia St CAULFIELD SOUTH 3162	\$1,900,000	10/05/2020

This Statement of Information was prepared on: 03/08/2020