

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb and
 postcode 3/35-37 Macgowan Avenue, Glen Huntly

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
 (*Delete single price or range as applicable)

Range between \$850,000 & \$935,000

Median sale price

(*Delete house or unit as applicable)

Median price \$535,000

*House

*unit x

Suburb
 or locality Glen Huntly

Period - From 1/4/2017 to 30/6/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
4/27 Moonya Rd, Carnegie	\$950,000	18/09/2017
3/1233 Glen Huntly Rd, Carnegie	\$980,000	16/09/2017
14 Lloyds Ave, Caulfield East	\$985,000	02/09/2017