

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

8 Macgowan Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,010,000 Property Type Townhouse Suburb Glen Huntly

Period - From 25/05/2022 to 24/05/2023 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	2/48 Neerim Rd CAULFIELD 3162	\$1,110,000	14/05/2023
2	1/4 Macgowan Av GLEN HUNTLY 3163	\$1,058,000	12/12/2022
3	3/30 Woorack Rd CARNEGIE 3163	\$1,006,000	20/05/2023

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:

25/05/2023 21:37



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Townhouse Price
25/05/2022 - 24/05/2023: \$1,010,000

Comparable Properties



2/48 Neerim Rd CAULFIELD 3162 (REI)

Agent Comments

3 2 1

Price: \$1,110,000
Method: Auction Sale
Date: 14/05/2023
Property Type: Villa

1/4 Macgowan Av GLEN HUNTLY 3163 (VG)

Agent Comments

3 - -

Price: \$1,058,000
Method: Sale
Date: 12/12/2022
Property Type: Flat/Unit/Apartment (Res)



3/30 Woornack Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 1

Price: \$1,006,000
Method: Auction Sale
Date: 20/05/2023
Property Type: Unit

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000