

## 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

7/1 MACKAY AVENUE GLEN HUNTLY VIC 3163

### Indicative selling price

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

Single Price

\$955,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 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

2A MADDEN AVENUE CARNEGIE VIC 3163	\$935,888	14-Sep-24
4/10 STATION AVENUE MCKINNON VIC 3204	\$948,000	31-Aug-24
2/1 GRAHAM AVENUE MCKINNON VIC 3204	\$932,000	14-Sep-24

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 6 months.~~

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**2A MADDEN AVENUE CARNEGIE  
VIC 3163**

Sold Price

<sup>RS</sup> **\$935,888** <sup>UN</sup>

Sold Date **14-Sep-24**

 3  2  -

Distance **1.02km**



**4/10 STATION AVENUE MCKINNON  
VIC 3204**

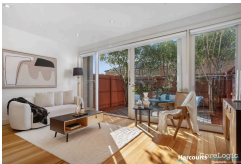
Sold Price

<sup>RS</sup> **\$948,000** <sup>UN</sup>

Sold Date **31-Aug-24**

 3  2  2

Distance **1.52km**



**2/1 GRAHAM AVENUE MCKINNON  
VIC 3204**

Sold Price

<sup>RS</sup> **\$932,000** <sup>UN</sup>

Sold Date **14-Sep-24**

 3  2  1

Distance **1.59km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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