

# 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

3/23 Royal Avenue, Glen Huntly

## 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

or range between

\$630,000

&

\$690,000

## Median sale price

Median price

\$637,000

Property type

Unit

Suburb

Glen Huntly

Period - From

01/07/2020

to

30/09/2020

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
1/83 Woornack Road, Carnegie	\$646,000	22/09/2020
3/7 Munro Avenue, Carnegie	\$676,000	24/07/2020
1/71 Leila Road, Ormond	\$671,000	25/07/2020

This Statement of Information was prepared on: 21/10/2020