

# 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 27a Macgowan 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 \$ or range between \$1,800,000 & \$1,950,000

## Median sale price

Median price \$1,570,000 Property type House Suburb Glen Huntly

Period - From 01/04/2022 to 31/03/2023 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 |
|-------------------------------------|-------------|--------------|
| 3b Weber St BRIGHTON EAST 3187      | \$2,035,000 | 09/06/2023   |
| 75 Bundeera Rd CAULFIELD SOUTH 3162 | \$1,995,000 | 19/03/2023   |
| 3b The Crossover CARNEGIE 3163      | \$1,790,000 | 22/06/2023   |

This Statement of Information was prepared on: 03/07/2023