

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,500

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Jan 2024

to

31 Dec 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

1/13 MACKAY AVENUE GLEN HUNTLY VIC 3163	\$955,000	26-Oct-24
1/132 BOORAN ROAD GLEN HUNTLY VIC 3163	\$800,000	29-Aug-24
1/19 NEWMAN AVENUE CARNEGIE VIC 3163	\$920,000	27-Nov-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.~~

This Statement of Information was prepared on: 25 January 2025

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1/13 MACKAY AVENUE GLEN HUNTLY VIC 3163
 3  1  2

Sold Price

^{RS}
\$955,000

Sold Date

26-Oct-24

Distance

0.14km

1/132 BOORAN ROAD GLEN HUNTLY VIC 3163
 3  1  1

Sold Price

\$800,000

Sold Date

29-Aug-24

Distance

0.73km

1/19 NEWMAN AVENUE CARNEGIE VIC 3163
 3  1  2

Sold Price

\$920,000

Sold Date

27-Nov-24

Distance

0.95km
RS = Recent sale

UN = Undisclosed Sale

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