

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

3/24 Strathallan Road, Macleod Vic 3085

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$856,000

Property Type

Unit

Suburb

Macleod

Period - From

01/10/2023

to

31/12/2023

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	3/2a Leith Rd MACLEOD 3085	\$740,000	14/12/2023
2	4/63 Torbay St MACLEOD 3085	\$709,950	15/03/2024
3			

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:

10/04/2024 11:43



Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price

\$750,000

Median Unit Price

December quarter 2023: \$856,000

Comparable Properties



3/2a Leith Rd MACLEOD 3085 (REI)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 14/12/2023

Property Type: Apartment



4/63 Torbay St MACLEOD 3085 (REI)

Agent Comments



Price: \$709,950

Method: Private Sale

Date: 15/03/2024

Property Type: Unit

Land Size: 198 sqm approx

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.

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