

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

1/15 Watson Street Macleod VIC 3085

Indicative selling price

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

Single Price

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Macleod

Period-from

01 Jul 2020

to

30 Jun 2021

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

2/6 Powley Parade Watsonia VIC 3087	\$680,000	26-Feb-21
3/57 Torbay Street Macleod VIC 3085	\$695,000	08-Mar-21
2/151 Greensborough Road Macleod VIC 3085	\$606,000	04-Mar-21

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: 12 July 2021



2/6 Powley Parade Watsonia VIC 3087

 2  1  1

Sold Price

\$680,000

Sold Date

26-Feb-21

Distance

0.42km



3/57 Torbay Street Macleod VIC 3085

 2  1  2

Sold Price

\$695,000

Sold Date

08-Mar-21

Distance

0.81km



2/151 Greensborough Road Macleod VIC 3085

 2  1  1

Sold Price

\$606,000

Sold Date

04-Mar-21

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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