

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 LAKEWOOD COURT 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

\$1,595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,171,000

Property type

House

Suburb

Macleod

Period-from

01 Apr 2021

to

31 Mar 2022

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

17 GRESSWELL ROAD MACLEOD VIC 3085	\$1,610,000	26-Nov-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: 20 April 2022



**17 GRESSWELL ROAD MACLEOD
VIC 3085**

Sold Price

\$1,610,000

Sold Date

26-Nov-21

 4  2  2

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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