

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

2/37 GRIEVE 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

or range
between

\$1,060,000

&

\$1,160,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Macleod

Period-from

01 Oct 2023

to

30 Sep 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

1/37 GRIEVE STREET MACLEOD VIC 3085	\$1,200,000	20-Jun-24
3/37 GRIEVE STREET MACLEOD VIC 3085	\$1,234,000	-
1/61 BRAID HILL ROAD MACLEOD VIC 3085	\$1,080,000	21-Aug-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: 11 October 2024

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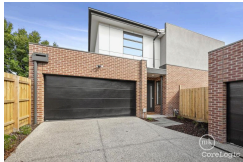


**1/37 GRIEVE STREET MACLEOD
 VIC 3085**

4 3 2

Sold Price **\$1,200,000** Sold Date **20-Jun-24**

Distance **0.02km**



**3/37 GRIEVE STREET MACLEOD
 VIC 3085**

4 3 2

Sold Price **\$1,234,000** Sold Date **-**

Distance **0.01km**



**1/61 BRAID HILL ROAD MACLEOD
 VIC 3085**

4 3 1

Sold Price ^{RS} **\$1,080,000** Sold Date **21-Aug-24**

Distance **1.3km**

RS = Recent sale UN = Undisclosed Sale

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