

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 Glenmore Street, Macleod Vic 3085

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,170,000

Property Type House

Suburb Macleod

Period - From 01/07/2023

to

30/09/2023

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	5 Kinlock St MACLEOD 3085	\$1,150,000	02/10/2023
2	3 Glenmore St MACLEOD 3085	\$1,015,000	21/08/2023
3	63 Yallambie Rd MACLEOD 3085	\$845,000	18/10/2023

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:

15/11/2023 14:19



 4  2  2

Property Type: House
Land Size: 668 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
September quarter 2023: \$1,170,000

Comparable Properties



5 Kinlock St MACLEOD 3085 (REI)

Agent Comments

 5  3  2

Price: \$1,150,000
Method: Private Sale
Date: 02/10/2023
Property Type: House



3 Glenmore St MACLEOD 3085 (VG)

Agent Comments

 3  -  -

Price: \$1,015,000
Method: Sale
Date: 21/08/2023
Property Type: House (Res)
Land Size: 620 sqm approx



63 Yallambie Rd MACLEOD 3085 (REI)

Agent Comments

 5  2  2

Price: \$845,000
Method: Private Sale
Date: 18/10/2023
Property Type: House
Land Size: 686 sqm approx

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