

## 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

111/116 Main Drive Macleod VIC 3085

### Indicative selling price

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

Single Price

or range  
between

\$110,000

&

\$121,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Macleod

Period-from

01 Apr 2020

to

31 Mar 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

116/116 Main Drive Macleod VIC 3085	\$115,000	01-Jul-20
35/116 Main Drive Macleod VIC 3085	\$107,000	07-Dec-20
90/116 Main Drive Macleod VIC 3085	\$115,000	07-Dec-20

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: 24 April 2021



**116/116 Main Drive Macleod VIC 3085**

Sold Price **\$115,000** Sold Date **01-Jul-20**

 -  1  1

Distance -



**35/116 Main Drive Macleod VIC 3085**

Sold Price **\$107,000** Sold Date **07-Dec-20**

 1  1  -

Distance -



**90/116 Main Drive Macleod VIC 3085**

Sold Price **\$115,000** Sold Date **07-Dec-20**

 1  1  1

Distance -

RS = Recent sale UN = Undisclosed Sale

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