

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

2/69 MCNAMARA 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Macleod

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|---|-----------|-----------|
| 3/19 EDWARD STREET MACLEOD VIC 3085 | \$625,000 | 18-Dec-24 |
| 2/131 GREENSBOROUGH ROAD MACLEOD VIC 3085 | \$627,000 | 25-Mar-24 |
| 3/338 LOWER PLENTY ROAD VIEWBANK VIC 3084 | \$621,500 | 05-Oct-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: 06 February 2025



**3/19 EDWARD STREET MACLEOD
VIC 3085**

 2  1  1

Sold Price

RS

\$625,000

Sold Date

18-Dec-24

Distance

0.91km



**2/131 GREENSBOROUGH ROAD
MACLEOD VIC 3085**

 2  1  1

Sold Price

\$627,000

Sold Date

25-Mar-24

Distance

1.01km



**3/338 LOWER PLENTY ROAD
VIEWBANK VIC 3084**

 2  1  1

Sold Price

\$621,500

Sold Date

05-Oct-24

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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