

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

2/119 GREENSBOROUGH ROAD 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Macleod

Period-from

01 Nov 2022

to

31 Oct 2023

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

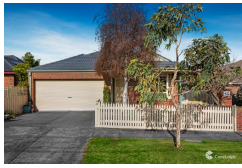
Date of sale

1/65 EDWARD STREET MACLEOD VIC 3085	\$750,000	26-Aug-23
3/61 BRAID HILL ROAD MACLEOD VIC 3085	\$770,000	06-Jun-23
3/25 FALCON ROAD MACLEOD VIC 3085	\$780,500	16-Sep-23

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: 13 November 2023



**1/65 EDWARD STREET MACLEOD
VIC 3085**

 2  1  2

Sold Price

^{RS} **\$750,000** Sold Date **26-Aug-23**

Distance **0.54km**



**3/61 BRAID HILL ROAD MACLEOD
VIC 3085**

 2  -  -

Sold Price

\$770,000 Sold Date **06-Jun-23**

Distance **0.24km**



**3/25 FALCON ROAD MACLEOD
VIC 3085**

 2  2  1

Sold Price

^{RS} **\$780,500** Sold Date **16-Sep-23**

Distance **0.53km**

RS = Recent sale **UN** = Undisclosed Sale

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