

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

2/80 Torbay Street, Macleod Vic 3085

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$740,000

Property Type Unit

Suburb Macleod

Period - From 20/09/2022

to 19/09/2023

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	3/97 Yallambie Rd MACLEOD 3085	\$620,000	13/09/2023
2	2/48 Edward St MACLEOD 3085	\$685,000	17/05/2023
3	6/82 Dunvegan Cr MACLEOD 3085	\$650,000	04/07/2023

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:

20/09/2023 19:39



2 1 1

Rooms: 3
Property Type: Unit
Land Size: 196 sqm approx
Agent Comments
Year Built 2001

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

20/09/2022 - 19/09/2023: \$740,000

Comparable Properties

3/97 Yallambie Rd MACLEOD 3085 (REI)

Agent Comments

2 1 1

Price: \$620,000
Method:
Date: 13/09/2023
Property Type: Unit



2/48 Edward St MACLEOD 3085 (REI/VG)

Agent Comments

2 1 1

Price: \$685,000
Method: Private Sale
Date: 17/05/2023
Property Type: Unit



6/82 Dunvegan Cr MACLEOD 3085 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000
Method: Private Sale
Date: 04/07/2023
Property Type: Unit