

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

7 Pavey Court, Macleod Vic 3085

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$1,170,000

Property Type

House

Suburb

Macleod

Period - From

01/07/2023

to

30/06/2024

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	10 Manfred St WATSONIA 3087	\$870,000	10/07/2024
2	5 Eclipse Cr WATSONIA 3087	\$860,000	13/04/2024
3			

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:

15/08/2024 13:40

7 Pavey Court, Macleod Vic 3085

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



3 1 2

Property Type: House (Res)
Land Size: 538 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending June 2024: \$1,170,000

Comparable Properties



10 Manfred St WATSONIA 3087 (REI/VG)

Agent Comments

3 1 2

Price: \$870,000
Method: Sold Before Auction
Date: 10/07/2024
Property Type: House (Res)
Land Size: 648 sqm approx



5 Eclipse Cr WATSONIA 3087 (REI/VG)

Agent Comments

3 1 3

Price: \$860,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 549 sqm approx

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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