

# 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

1/24 Strathallan Road, Macleod Vic 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$880,000

### Median sale price

Median price

\$769,000

Property Type

Unit

Suburb

Macleod

Period - From

01/07/2022

to

30/06/2023

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	6 Longacres Rd YALLAMBIE 3085	\$890,000	01/09/2023
2	1/29 Stewart Tce MACLEOD 3085	\$860,000	29/04/2023
3	43 Dunstan St MACLEOD 3085	\$850,000	22/07/2023

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:

18/09/2023 13:25



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**

\$880,000

**Median Unit Price**

Year ending June 2023: \$769,000

## Comparable Properties



**6 Longacres Rd YALLAMBIE 3085 (REI)**

**Agent Comments**



**Price:** \$890,000

**Method:** Private Sale

**Date:** 01/09/2023

**Property Type:** Townhouse (Res)



**1/29 Stewart Tce MACLEOD 3085 (REI/VG)**

**Agent Comments**



**Price:** \$860,000

**Method:** Private Sale

**Date:** 29/04/2023

**Property Type:** Townhouse (Res)

**Land Size:** 202 sqm approx



**43 Dunstan St MACLEOD 3085 (REI)**

**Agent Comments**



**Price:** \$850,000

**Method:** Private Sale

**Date:** 22/07/2023

**Property Type:** House