

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

18 Cooley Avenue 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,125,000

Property type

House

Suburb

Macleod

Period-from

01 Feb 2021

to

31 Jan 2022

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

7 Sinclair Crescent Macleod VIC 3085	\$910,000	06-Oct-21
26 Gresswell Park Drive Watsonia VIC 3087	\$905,000	16-Nov-21
10 Kambea Crescent Viewbank VIC 3084	\$922,000	30-Sep-21

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: 21 February 2022



7 Sinclair Crescent Macleod VIC 3085

 3  1  2

Sold Price

\$910,000

Sold Date

06-Oct-21

Distance

0.13km



26 Gresswell Park Drive Watsonia VIC 3087

 3  2  1

Sold Price

\$905,000

Sold Date

16-Nov-21

Distance

1.27km



10 Kambea Crescent Viewbank VIC 3084

 4  2  2

Sold Price

\$922,000

Sold Date

30-Sep-21

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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