

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 Cascade Walk, Macleod Vic 3085

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,286,500

Property Type House

Suburb Macleod

Period - From 01/04/2024

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	1/8 Carwarp St MACLEOD 3085	\$906,000	05/08/2024
2	2/20 Ferguson St MACLEOD 3085	\$950,000	11/04/2024
3	2/8 Carwarp St MACLEOD 3085	\$979,000	15/03/2024

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:

09/09/2024 10:27



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 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

June quarter 2024: \$1,286,500

Comparable Properties



1/8 Carwarp St MACLEOD 3085 (REI)

Agent Comments

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Price: \$906,000

Method: Private Sale

Date: 05/08/2024

Property Type: Townhouse (Res)

Land Size: 267 sqm approx



2/20 Ferguson St MACLEOD 3085 (REI/VG)

Agent Comments

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 2

Price: \$950,000

Method: Private Sale

Date: 11/04/2024

Property Type: Townhouse (Res)

Land Size: 182 sqm approx



2/8 Carwarp St MACLEOD 3085 (REI/VG)

Agent Comments

3
 2
 2

Price: \$979,000

Method: Private Sale

Date: 15/03/2024

Property Type: Townhouse (Res)

Land Size: 232 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996