

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

59 Mcnamara Street, Macleod Vic 3085

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,191,500 Property Type House Suburb Macleod

Period - From 01/01/2024 to 31/12/2024 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	20 Kambea Cr VIEWBANK 3084	\$870,000	06/11/2024
2	13 Graham Ct MACLEOD 3085	\$850,000	21/10/2024
3	48 Erskine Rd MACLEOD 3085	\$880,000	23/08/2024

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:

06/02/2025 14:01

59 Mcnamara Street, Macleod Vic 3085



 3  1  1

Rooms: 6
Property Type: House (Res)
Land Size: 493 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
Year ending December 2024: \$1,191,500

Comparable Properties



20 Kambea Cr VIEWBANK 3084 (REI)

[Agent Comments](#)

 3  1  1

Price: \$870,000
Method: Private Sale
Date: 06/11/2024
Property Type: House (Res)
Land Size: 372 sqm approx



13 Graham Ct MACLEOD 3085 (REI)

[Agent Comments](#)

 3  1  1

Price: \$850,000
Method: Sold Before Auction
Date: 21/10/2024
Property Type: House (Res)
Land Size: 224 sqm approx



48 Erskine Rd MACLEOD 3085 (REI)

[Agent Comments](#)

 2  1  1

Price: \$880,000
Method: Sold Before Auction
Date: 23/08/2024
Rooms: 3
Property Type: House (Res)
Land Size: 435 sqm approx

Account - Jellis Craig | P: 03 94598111



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