

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

12 Skye Street, Macleod Vic 3085

Indicative selling price

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

Single price \$1,039,000

Median sale price

Median price \$1,125,000

Property Type House

Suburb Macleod

Period - From 01/10/2023

to 30/09/2024

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	27 Dunvegan Cr MACLEOD 3085	\$1,218,000	05/10/2024
2	16 Nicholls St MACLEOD 3085	\$1,110,000	14/09/2024
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:

13/12/2024 15:17



 3  1  0

Property Type: House
Land Size: 604 sqm approx
Agent Comments

Indicative Selling Price
\$1,039,000
Median House Price
Year ending September 2024: \$1,125,000

Comparable Properties



27 Dunvegan Cr MACLEOD 3085 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,218,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 604 sqm approx



16 Nicholls St MACLEOD 3085 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,110,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 603 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 - Miles | P: 03 9497 3222 | F: 03 9499 4089