

# 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

56 Harborne Street, Macleod Vic 3085

### Indicative selling price

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

Range between \$760,000

&

\$810,000

### Median sale price

Median price \$1,128,000

Property Type House

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	2 Saul Ct GREENSBOROUGH 3088	\$817,000	02/05/2023
2	27 Braid Hill Rd MACLEOD 3085	\$813,000	16/05/2023
3	97 Delta Rd GREENSBOROUGH 3088	\$753,500	06/05/2023

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:

07/09/2023 09:07

56 Harborne Street, Macleod Vic 3085

**Jellis  
Craig**

Aaron Yeats

9431 1222

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aaronyeats@jellisrcraig.com.au

**Indicative Selling Price**

\$760,000 - \$810,000

**Median House Price**

Year ending June 2023: \$1,128,000



3 1 1

**Property Type:** House

**Land Size:** 246 sqm approx

**Agent Comments**

## Comparable Properties



**2 Saul Ct GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$817,000

**Method:** Private Sale

**Date:** 02/05/2023

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 572 sqm approx



**27 Braid Hill Rd MACLEOD 3085 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$813,000

**Method:** Private Sale

**Date:** 16/05/2023

**Property Type:** House

**Land Size:** 315 sqm approx



**97 Delta Rd GREENSBOROUGH 3088 (REI/VG)** **Agent Comments**

3 1 1

**Price:** \$753,500

**Method:** Private Sale

**Date:** 06/05/2023

**Property Type:** House

**Land Size:** 557 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192



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