## 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

4 Aberdeen Road, Macleod Vic 3085

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	Range between \$870,000		&		\$920,000			
Median sale pr	rice							
Median price	\$1,184,000	Pro	operty Type	Hou	se		Suburb	Macleod
Period - From	01/07/2021	to	30/06/2022		So	urce	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 Moorwatha St MACLEOD 3085	\$960,000	27/08/2022
2	29 Wungan St MACLEOD 3085	\$920,000	30/03/2022
3	12 Elvin St MACLEOD 3085	\$850,000	18/06/2022

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.

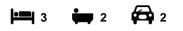
This Statement of Information was prepared on:

12/09/2022 18:04









Rooms: 5 Property Type: House Land Size: 588 sqm approx Agent Comments Indicative Selling Price \$870,000 - \$920,000 Median House Price Year ending June 2022: \$1,184,000

# **Comparable Properties**

	20 Moorwatha St MACLEOD 3085 (REI) 3 🙀 2 🏟 2	Agent Comments		
	Price: \$960,000 Method: Auction Sale Date: 27/08/2022 Property Type: House (Res) Land Size: 616 sqm approx			
	29 Wungan St MACLEOD 3085 (REI/VG)	Agent Comments		
and the second second	Price: \$920,000 Method: Private Sale			
	Date: 30/03/2022 Property Type: House Land Size: 628 sqm approx			
	12 Elvin St MACLEOD 3085 (REI/VG)	Agent Comments		
	<b>1</b> 3 <b>1</b> 2			
A TIME LA	Price: \$850,000			
	Method: Auction Sale Date: 18/06/2022			
	Rooms: 5			
A CARLON AND A CAR	Property Type: House (Res) Land Size: 619 sqm approx			

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



propertydata

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