

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000

&

\$920,000

### Median sale price

Median price \$1,184,000

Property Type House

Suburb Macleod

Period - From 01/07/2021

to 30/06/2022

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 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



3 2 2

**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)**

**Agent Comments**

3 2 2

**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**

3 1 1

**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**

3 1 2

**Price:** \$850,000  
**Method:** Auction Sale  
**Date:** 18/06/2022  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 619 sqm approx

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