

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

11 HINKLER AVENUE MACLEOD VIC 3085

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,087,500

Property type

House

Suburb

Macleod

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

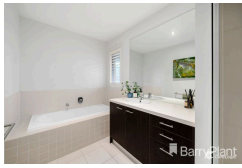
Date of sale

6 EVAN SMITH CLOSE MACLEOD VIC 3085	\$1,535,000	19-May-23
57 COORIE CRESCENT ROSANNA VIC 3084	\$1,670,000	15-Apr-23
6 BINNAK DRIVE WATSONIA NORTH VIC 3087	\$1,570,000	09-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 21 September 2023



6 EVAN SMITH CLOSE MACLEOD VIC 3085

 4
  2
  2

Sold Price

\$1,535,000

Sold Date

19-May-23

Distance

1.42km


57 COORIE CRESCENT ROSANNA VIC 3084

 4
  3
  1

Sold Price

\$1,670,000

Sold Date

15-Apr-23

Distance

2.47km


6 BINNAK DRIVE WATSONIA NORTH VIC 3087

 4
  3
  2

Sold Price

^{RS} **\$1,570,000**

Sold Date

09-Sep-23

Distance

3.18km
RS = Recent sale

UN = Undisclosed Sale

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