

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

21-23 Munro Street, Macleod Vic 3085

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$930,000

Property Type House

Suburb Macleod

Period - From 01/10/2019

to 30/09/2020

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	61 Braid Hill Rd MACLEOD 3085	\$1,365,000	16/05/2020
2	12 Banyule Rd ROSANNA 3084	\$1,140,000	25/07/2020
3	25 Macleod Pde MACLEOD 3085	\$1,060,000	08/07/2020

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:

15/10/2020 10:28



Property Type: House (Previously Occupied - Detached)
Land Size: 932 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending September 2020: \$930,000

Comparable Properties



61 Braid Hill Rd MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,365,000
Method: Private Sale
Date: 16/05/2020
Rooms: 6
Property Type: House (Res)
Land Size: 992 sqm approx



12 Banyule Rd ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$1,140,000
Method: Auction Sale
Date: 25/07/2020
Property Type: House (Res)
Land Size: 1161 sqm approx



25 Macleod Pde MACLEOD 3085 (REI)

Agent Comments



Price: \$1,060,000
Method: Private Sale
Date: 08/07/2020
Property Type: House
Land Size: 981 sqm approx