

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 Leigh Court, Macleod Vic 3085

Indicative selling price

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

Range between \$920,000 & \$980,000

Median sale price

Median price \$1,128,000 Property Type House Suburb Macleod

Period - From 01/01/2023 to 31/12/2023 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	11 Longmuir Rd WATSONIA 3087	\$1,005,000	02/03/2024
2	46 Orana Dr WATSONIA 3087	\$965,000	23/10/2023
3			

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:

11/04/2024 09:58



3 1 4

Rooms: 5
Property Type: House (Res)
Land Size: 649 sqm approx
Agent Comments

Indicative Selling Price
\$920,000 - \$980,000
Median House Price
Year ending December 2023: \$1,128,000

Comparable Properties



11 Longmuir Rd WATSONIA 3087 (REI)

Agent Comments

3 1 1

Price: \$1,005,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 603 sqm approx



46 Orana Dr WATSONIA 3087 (REI/VG)

Agent Comments

3 1 2

Price: \$965,000
Method: Private Sale
Date: 23/10/2023
Property Type: House (Res)
Land Size: 613 sqm approx

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.

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089