

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

5/306 WAIORA ROAD 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$843,500

Property type

Unit

Suburb

Macleod

Period-from

01 Oct 2023

to

30 Sep 2024

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

5/15 COOLEY AVENUE MACLEOD VIC 3085	\$640,000	15-Apr-24
2/131 GREENSBOROUGH ROAD MACLEOD VIC 3085	\$627,000	25-Mar-24

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: 03 October 2024

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**5/15 COOLEY AVENUE MACLEOD
VIC 3085**

 2  1  1

Sold Price

\$640,000

Sold Date

15-Apr-24

Distance

1.68km



**2/131 GREENSBOROUGH ROAD
MACLEOD VIC 3085**

 2  1  1

Sold Price

\$627,000

Sold Date

25-Mar-24

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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