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

4/24 Strathallan Road, Macleod Vic 3085

Indicative selling price

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Single price \$835,000

Median sale price

Median price	\$770,000	Pro	perty Type Uni	t		Suburb	Macleod
Period - From	01/04/2023	to	30/06/2023	Sc	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	43 Dunstan St MACLEOD 3085	\$850,000	22/07/2023
2	4/175 Waiora Rd HEIDELBERG HEIGHTS 3081	\$835,000	28/06/2023
3	1/175 Waiora Rd HEIDELBERG HEIGHTS 3081	\$835,000	15/05/2023

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:

02/10/2023 12:34



4/24 Strathallan Road, Macleod Vic 3085







Property Type: Agent Comments Indicative Selling Price \$835,000 Median Unit Price June quarter 2023: \$770,000

Comparable Properties



43 Dunstan St MACLEOD 3085 (REI)



Price: \$850,000 Method: Private Sale Date: 22/07/2023 Property Type: House Agent Comments



4/175 Waiora Rd HEIDELBERG HEIGHTS 3081 Agent Comments (REI)



Price: \$835,000 Method: Sold Before Auction Date: 28/06/2023 Property Type: Townhouse (Res) Land Size: 944 sqm approx



1/175 Waiora Rd HEIDELBERG HEIGHTS 3081 Agent Comments (REI/VG)



Price: \$835,000 Method: Private Sale Date: 15/05/2023 Property Type: Townhouse (Single)

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



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