

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

22 Glenmore Street, Macleod Vic 3085

Indicative selling price

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

Range between \$880,000 & \$968,000

Median sale price

Median price \$1,195,000

Property Type House

Suburb Macleod

Period - From 17/01/2022

to 16/01/2023

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	1 Hinkler Av MACLEOD 3085	\$1,075,000	03/09/2022
2	21 Dowle St MACLEOD 3085	\$1,050,000	17/09/2022
3	30 Carwarp St MACLEOD 3085	\$994,000	10/09/2022

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:

17/01/2023 14:10



Property Type: House (Previously Occupied - Detached)
Land Size: 615 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$968,000
Median House Price
17/01/2022 - 16/01/2023: \$1,195,000

Comparable Properties



1 Hinkler Av MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,075,000
Method: Auction Sale
Date: 03/09/2022
Rooms: 5
Property Type: House (Res)
Land Size: 594 sqm approx



21 Dowle St MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Auction Sale
Date: 17/09/2022
Property Type: House (Res)
Land Size: 671 sqm approx



30 Carwarp St MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$994,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)
Land Size: 764 sqm approx

Account - Stockdale & Leggo Bundoora | P: 03 9467 3333 | F: 03 9467 2415