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	7 Evan Smith Close 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	$1,280,000	&	$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$959,000	Property type	House	Suburb	Macleod
Period-from	01 May 2020	to	30 Apr 2021	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
111 Springthorpe Boulevard Macleod VIC 3085	$1,460,000	01-May-21
34 Heritage Court Macleod VIC 3085	$1,075,000	07-Feb-21
12 The Common Macleod VIC 3085	$1,405,000	24-Nov-20

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.~~

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111 Springthorpe Boulevard Macleod VIC 3085

4 3 2

Sold Price RS **$1,460,000** Sold Date **01-May-21**

Distance **0.24km**



34 Heritage Court Macleod VIC 3085

4 2 2

Sold Price **$1,075,000** Sold Date **07-Feb-21**

Distance **0.44km**



12 The Common Macleod VIC 3085

4 3 2

Sold Price **$1,405,000** Sold Date **24-Nov-20**

Distance **0.47km**

RS = Recent sale **UN** = Undisclosed Sale

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