

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 LOOKOUT RISE 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

\$1,150,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,125,000

Property type

House

Suburb

Macleod

Period-from

01 Mar 2021

to

28 Feb 2022

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

6 LOOKOUT RISE MACLEOD VIC 3085	\$1,120,000	29-Dec-21
9/19 COOLIDGE WYND MACLEOD VIC 3085	\$1,120,000	25-Aug-21
18 COOLEY AVENUE MACLEOD VIC 3085	\$1,200,000	26-Feb-22

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: 15 March 2022



6 LOOKOUT RISE MACLEOD VIC 3085

Sold Price

\$1,120,000

Sold Date

29-Dec-21

3

3

2

Distance

0.01km



9/19 COOLIDGE WYND MACLEOD VIC 3085

Sold Price

Sold Date

25-Aug-21

3

2

2

Distance

-



18 COOLEY AVENUE MACLEOD VIC 3085

Sold Price

^{RS}

\$1,200,000

Sold Date

26-Feb-22

4

2

4

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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