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	10/125 MAIN DRIVE 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	$600,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$775,000	Property type	Unit	Suburb	Macleod
Period-from	01 Dec 2021	to	30 Nov 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
2/30 STRATHALLAN ROAD MACLEOD VIC 3085	$619,950	02-Aug-22
10/55 BROADFORD CRESCENT MACLEOD VIC 3085	$623,000	22-Sep-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: 07 December 2022

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2/30 STRATHALLAN ROAD MACLEOD VIC 3085

2 1 1

Sold Price **$619,950** Sold Date **02-Aug-22**

Distance **1.68km**

10/55 BROADFORD CRESCENT MACLEOD VIC 3085

2 1 1

Sold Price **$623,000** Sold Date **22-Sep-22**

Distance **0.82km**

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

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