

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

46 Crestwood Avenue 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

\$1,680,000

&

\$1,780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,082,500

Property type

House

Suburb

Macleod

Period-from

01 Nov 2020

to

31 Oct 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

9 Crestwood Avenue Macleod VIC 3085	\$1,795,500	19-Oct-21
14 Manor Green Macleod VIC 3085	\$1,780,000	29-May-21
102 Springthorpe Boulevard Macleod VIC 3085	-	06-Nov-21

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: 10 November 2021



9 Crestwood Avenue Macleod VIC 3085

4 2 2

Sold Price

^{RS} **\$1,795,500**

Sold Date

19-Oct-21

Distance

0.27km



14 Manor Green Macleod VIC 3085

5 4 2

Sold Price

\$1,780,000

Sold Date

29-May-21

Distance

0.41km



102 Springthorpe Boulevard Macleod VIC 3085

4 2 2

Sold Price

^{RS}

Sold Date

06-Nov-21

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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