

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

1/4 Edward Street, Macleod VIC 3085

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$754,500

Property Type Unit

Suburb Macleod

Period - From 22/10/2024

to

21/04/2025

Source price_finder

Comparable property sales (*Delete A or B below as applicable)

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.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------------|--------------|
| 2/37 Grieve Street Macleod VIC | \$1,110,000 | 19/02/2025 |
| | | |
| | | |

This Statement of Information was prepared on:

22/04/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

1/4 Edward Street, Macleod VIC 3085



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Property Type: Unit
David Judge
94357666
0413 331 830
djjudge@morrisonkleeman.com.au
Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending April 2025: \$754,500

Comparable Properties



2/37 Grieve Street Macleod VIC

🛏 4 🚗 3 🚗 2

Price: \$1,110,000
Date: 19/02/2025
Property Type: Unit
Land Size: 282.610034 sqm approx

Account - Morrison Kleeman Greensborough | P: 9435 7666
