

## 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 WATSON STREET MACLEOD VIC 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Macleod

Period-from

01 Jul 2021

to

30 Jun 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 1/65 FERGUSON STREET MACLEOD VIC 3085 | \$715,000 | 21-May-22 |
| 80 KENMARE STREET WATSONIA VIC 3087   | \$720,000 | 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 July 2022



**1/65 FERGUSON STREET  
MACLEOD VIC 3085**

 2  1  1

Sold Price **\$715,000** Sold Date **21-May-22**

Distance -



**80 KENMARE STREET WATSONIA  
VIC 3087**

 2  1  1

Sold Price **\$720,000** Sold Date **26-Feb-22**

Distance -

RS = Recent sale UN = Undisclosed Sale

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