

# 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

1/66 Edward 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)

Range between

\$750,000

&

\$800,000

### Median sale price

Median price

\$769,000

Property Type

Unit

Suburb

Macleod

Period - From

01/07/2022

to

30/06/2023

Source

REIV

### 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 six 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	5/6 Wattle Dr WATSONIA 3087	\$780,000	21/04/2023
2	1/65 Edward St MACLEOD 3085	\$750,000	26/08/2023
3	2/51 Edward St MACLEOD 3085	\$730,000	05/08/2023

**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 six months.~~

This Statement of Information was prepared on:

14/09/2023 11:42



3   
 1   
 2

**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** na sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$750,000 - \$800,000  
**Median Unit Price**  
 Year ending June 2023: \$769,000

## Comparable Properties



**5/6 Wattle Dr WATSONIA 3087 (REI)**

Agent Comments

2   
 1   
 2

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 21/04/2023  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 814 sqm approx



**1/65 Edward St MACLEOD 3085 (REI)**

Agent Comments

2   
 1   
 2

**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 26/08/2023  
**Property Type:** Unit  
**Land Size:** 226 sqm approx



**2/51 Edward St MACLEOD 3085 (REI)**

Agent Comments

3   
 1   
 1

**Price:** \$730,000  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** Unit