

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 Aberdeen Road, Macleod Vic 3085

Indicative selling price

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

Range between \$920,000

&

\$1,000,000

Median sale price

Median price \$1,139,000

Property Type House

Suburb Macleod

Period - From 01/04/2023

to 31/03/2024

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	55 Harborne St MACLEOD 3085	\$995,000	15/06/2024
2			
3			

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:

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Property Type: House (Res)
Land Size: 601 sqm approx
Agent Comments

Indicative Selling Price
\$920,000 - \$1,000,000
Median House Price
Year ending March 2024: \$1,139,000

Comparable Properties



55 Harborne St MACLEOD 3085 (REI)

Agent Comments

3 1 2

Price: \$995,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 584 sqm approx

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.