Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Kinlock Street, Macleod Vic 3085

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,300,000								
Median sale price									
Median price	\$1,145,000	Pro	operty Type Hou	se	Suburb Macleod				
Period - From	12/09/2022	to	11/09/2023	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	16 Glenmore St MACLEOD 3085	\$1,370,500	05/08/2023
2	116 Wungan St MACLEOD 3085	\$1,240,000	27/05/2023
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:

12/09/2023 09:15









Property Type: House Agent Comments

Indicative Selling Price \$1,300,000 Median House Price 12/09/2022 - 11/09/2023: \$1,145,000

Comparable Properties

Hites	16 Glenmore St MACLEOD 3085 (REI) 5 3 2 Price: \$1,370,500 Method: Auction Sale Date: 05/08/2023 Rooms: 7 Property Type: House (Res) Land Size: 642 sqm approx	Agent Comments
	116 Wungan St MACLEOD 3085 (REI/VG) 4 2 2 2 Price: \$1,240,000 Method: Auction Sale Date: 27/05/2023 Property Type: House (Res) Land Size: 724 sqm approx	Agent Comments

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.

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propertydata



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