

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

5 Kinlock Street, Macleod Vic 3085

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,145,000

Property Type

House

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 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	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



 5  3  2

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



16 Glenmore St MACLEOD 3085 (REI)

Agent Comments

 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



116 Wungan St MACLEOD 3085 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,240,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 724 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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996