

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

2/131 Wungan Street Macleod VIC 3085

Indicative selling price

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

Single Price

or range
between

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Unit

Suburb

Macleod

Period-from

01 Oct 2020

to

30 Sep 2021

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

| | | |
|--|-----------|-----------|
| 22/77 McCrae Road Rosanna VIC 3084 | \$665,000 | 09-May-21 |
| 1/14 Burns Court Heidelberg Heights VIC 3081 | \$730,000 | 04-Oct-21 |
| 1/223 Rosanna Road Rosanna VIC 3084 | \$755,000 | 29-May-21 |

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: 28 October 2021



22/77 McCrae Road Rosanna VIC 3084

Sold Price

\$665,000

Sold Date

09-May-21

 3

 1

 1

Distance

1.62km



1/14 Burns Court Heidelberg Heights VIC 3081

Sold Price

^{RS} **\$730,000**

Sold Date

04-Oct-21

 3

 1

 2

Distance

1.9km



1/223 Rosanna Road Rosanna VIC 3084

Sold Price

\$755,000

Sold Date

29-May-21

 3

 2

 1

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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