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 2/24 Strathallan Road, Macleod Vic 3085

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$699,000

Median sale price

Median price	\$856,000	Pro	operty Type Unit	:	Suburb	Macleod
Period - From	01/10/2023	to	31/12/2023	Sour	rce 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.

Ado	dress of comparable property	Price	Date of sale
1	2/80 Torbay St MACLEOD 3085	\$672,500	21/10/2023
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:

12/02/2024 09:54









Property Type: Agent Comments Indicative Selling Price \$699,000 Median Unit Price December quarter 2023: \$856,000

Comparable Properties



2/80 Torbay St MACLEOD 3085 (REI/VG) Agent Comments Price: \$672,500 Method: Auction Sale Date: 21/10/2023 Property Type: Unit

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.

Land Size: 196 sqm approx

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propertydata



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