

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

1/28 May Street, Macleod Vic 3085

Indicative selling price

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

Range between \$780,000 & \$840,000

Median sale price

Median price \$800,000 Property Type Unit Suburb Macleod

Period - From 25/11/2023 to 24/11/2024 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	13 Graham Ct MACLEOD 3085	\$850,000	21/10/2024
2	2/14 Munro St MACLEOD 3085	\$790,000	05/10/2024
3	35 Joynt St MACLEOD 3085	\$800,000	29/06/2024

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:

25/11/2024 17:01

1/28 May Street, Macleod Vic 3085



3 1 2

Property Type: Unit
Land Size: 343m2 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$840,000
Median Unit Price
25/11/2023 - 24/11/2024: \$800,000

Comparable Properties



13 Graham Ct MACLEOD 3085 (REI)

[Agent Comments](#)

3 1 1

Price: \$850,000
Method: Sold Before Auction
Date: 21/10/2024
Property Type: House (Res)
Land Size: 224 sqm approx



2/14 Munro St MACLEOD 3085 (REI)

[Agent Comments](#)

3 1 1

Price: \$790,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Unit



35 Joynt St MACLEOD 3085 (REI)

[Agent Comments](#)

3 2 2

Price: \$800,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 94598111



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