

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

10 Omeara Place, Macleod Vic 3085

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,254,000

Property Type House

Suburb Macleod

Period - From 01/04/2022

to 30/06/2022

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	75 Gresswell Rd MACLEOD 3085	\$2,110,000	15/06/2022
2	14 Bella Vista CI MACLEOD 3085	\$1,990,000	30/04/2022
3	1 Lakewood Ct MACLEOD 3085	\$1,985,620	21/03/2022

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:

12/09/2022 14:17



 4  2  2

Property Type: House
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
June quarter 2022: \$1,254,000

Comparable Properties



75 Gresswell Rd MACLEOD 3085 (REI)

Agent Comments

 4  2  2

Price: \$2,110,000
Method: Private Sale
Date: 15/06/2022
Property Type: House
Land Size: 615 sqm approx



14 Bella Vista Ct MACLEOD 3085 (REI/VG)

Agent Comments

 5  4  2

Price: \$1,990,000
Method: Private Sale
Date: 30/04/2022
Property Type: House
Land Size: 648 sqm approx



1 Lakewood Ct MACLEOD 3085 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,985,620
Method: Private Sale
Date: 21/03/2022
Property Type: House (Res)
Land Size: 600 sqm approx

Account - Barry Plant | P: 03 9842 8888