

# 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

11 Stewart Terrace, Macleod Vic 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,275,000

### Median sale price

Median price \$1,125,000

Property Type House

Suburb Macleod

Period - From 01/10/2023

to 30/09/2024

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	22 Martins La VIEWBANK 3084	\$1,310,000	31/10/2024
2	1 Castlereagh PI WATSONIA 3087	\$1,211,000	26/10/2024
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:

19/12/2024 08:54

11 Stewart Terrace, Macleod Vic 3085

**Jellis  
Craig**

Christopher Macey  
03 9499 7992  
0411 330 311

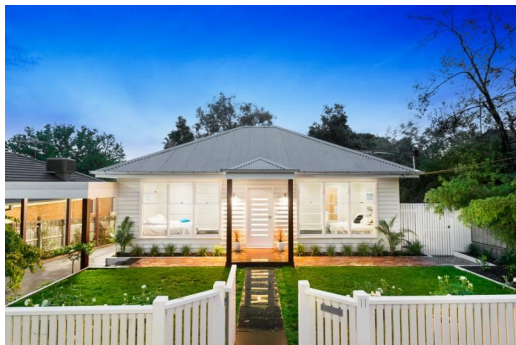
christophermacey@jellisrcraig.com.au

**Indicative Selling Price**

\$1,200,000 - \$1,275,000

**Median House Price**

Year ending September 2024: \$1,125,000



 4  2  2

**Rooms:** 9

**Property Type:** House

**Land Size:** 540 sqm approx

Agent Comments

## Comparable Properties



**22 Martins La VIEWBANK 3084 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,310,000

**Method:** Private Sale

**Date:** 31/10/2024

**Property Type:** House (Res)

**Land Size:** 557 sqm approx



**1 Castlereagh PI WATSONIA 3087 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,211,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** House (Res)

**Land Size:** 465 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



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