

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

8 JANICE 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,167,500

Property type

House

Suburb

Macleod

Period-from

01 Nov 2021

to

31 Oct 2022

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

4 ELVIN STREET MACLEOD VIC 3085	\$1,260,000	08-Oct-22
17 TARA COURT YALLAMBIE VIC 3085	\$1,200,000	25-Jul-22
2 ALEX COURT GREENSBOROUGH VIC 3088	\$1,215,000	18-Jun-22

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: 09 November 2022



4 ELVIN STREET MACLEOD VIC 3085

Sold Price ^{RS} **\$1,260,000** Sold Date **08-Oct-22**

4 2 2

Distance **0.48km**



17 TARA COURT YALLAMBIE VIC 3085

Sold Price ^{RS} **\$1,200,000** Sold Date **25-Jul-22**

4 2 2

Distance **1.14km**



2 ALEX COURT GREENSBOROUGH VIC 3088

Sold Price **\$1,215,000** Sold Date **18-Jun-22**

4 2 2

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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