

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

2/14 Munro Street, Macleod Vic 3085

Indicative selling price

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

Range between

\$740,000

&

\$760,000

Median sale price

Median price

\$821,375

Property Type

Unit

Suburb

Macleod

Period - From

01/04/2024

to

30/06/2024

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	1/6 Leith Rd MACLEOD 3085	\$740,000	20/06/2024
2	2/16 Wilkinson St MACLEOD 3085	\$750,000	02/05/2024
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:

04/09/2024 13:06

2/14 Munro Street, Macleod Vic 3085



3 Bedrooms 1 Bathroom 1 Car Space

Rooms: 5
Property Type: Villa
Agent Comments

Indicative Selling Price
\$740,000 - \$760,000
Median Unit Price
June quarter 2024: \$821,375

Comparable Properties



1/6 Leith Rd MACLEOD 3085 (REI)

Agent Comments

2 Bedrooms 1 Bathroom 2 Car Spaces

Price: \$740,000
Method: Private Sale
Date: 20/06/2024
Property Type: Unit



2/16 Wilkinson St MACLEOD 3085 (REI)

Agent Comments

3 Bedrooms 1 Bathroom 2 Car Spaces

Price: \$750,000
Method: Sold Before Auction
Date: 02/05/2024
Property Type: Unit
Land Size: 250 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 94598111



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