

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

14 KENTWOOD ROAD 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

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,087,500

Property type

House

Suburb

Macleod

Period-from

01 Nov 2022

to

31 Oct 2023

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

19 JANICE STREET MACLEOD VIC 3085	\$1,128,000	29-Jun-23
17 JANICE STREET MACLEOD VIC 3085	\$1,200,000	25-Aug-23
15 JENNIFER COURT MACLEOD VIC 3085	\$1,170,000	23-Sep-23

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: 13 November 2023



19 JANICE STREET MACLEOD VIC 3085

Sold Price

\$1,128,000

Sold Date

29-Jun-23

3

2

1

Distance

0.36km



17 JANICE STREET MACLEOD VIC 3085

Sold Price

\$1,200,000

Sold Date

25-Aug-23

4

2

1

Distance

0.36km



15 JENNIFER COURT MACLEOD VIC 3085

Sold Price

^{RS} **\$1,170,000**

Sold Date

23-Sep-23

3

2

2

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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