

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

1/23 Watson 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

\$589,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Unit

Suburb

Macleod

Period-from

01 Nov 2020

to

31 Oct 2021

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

4/83 Nell Street Greensborough VIC 3088	\$621,000	30-Jun-21
6/8-10 William Street Greensborough VIC 3088	\$581,500	30-Jun-21
1/268 Grimshaw Street Watsonia North VIC 3087	\$551,000	06-Aug-21

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: 05 November 2021

Craig Parker
P 94357666
M 0404354686
E cparker@morrisonkleeman.com.au



**4/83 Nell Street Greensborough
VIC 3088**

2 1 1

Sold Price **\$621,000** Sold Date **30-Jun-21**

Distance **1.85km**



**6/8-10 William Street
Greensborough VIC 3088**

2 1 1

Sold Price **\$581,500** Sold Date **30-Jun-21**

Distance **1.99km**



**1/268 Grimshaw Street Watsonia
North VIC 3087**

2 1 1

Sold Price **\$551,000** Sold Date **06-Aug-21**

Distance **1.71km**

RS = Recent sale **UN** = Undisclosed Sale

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