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

2/24 Strathallan Road, Macleod Vic 3085

Indicative selling price

	For the m	eaning of	this price	see consume	r.vic.gov.au/	underquoting
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Single price \$780,000

Median sale price

Median price	\$815,000	Pro	perty Type Unit	t	Suburb	Macleod
Period - From	01/04/2023	to	31/03/2024	Sour	ce 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.

Add	dress of comparable property	Price	Date of sale
1	2/14 Carwarp St MACLEOD 3085	\$800,000	17/03/2024
2	3/24 Strathallan Rd MACLEOD 3085	\$750,000	13/06/2024
3	1/6 Leith Rd MACLEOD 3085	\$740,000	20/06/2024

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:

09/07/2024 17:27









Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$780,000 Median Unit Price Year ending March 2024: \$815,000

Comparable Properties



2/14 Carwarp St MACLEOD 3085 (REI)



Price: \$800,000 Method: Sold Before Auction Date: 17/03/2024 Property Type: Townhouse (Res) Agent Comments



3/24 Strathallan Rd MACLEOD 3085 (REI)

Agent Comments



Price: \$750,000 Method: Private Sale Date: 13/06/2024 Property Type: Townhouse (Res)



1/6 Leith Rd MACLEOD 3085 (REI)



Agent Comments

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

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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