

# 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

10 Omeara Place, Macleod Vic 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,950,000

&

\$2,100,000

### Median sale price

Median price \$1,190,000

Property Type House

Suburb Macleod

Period - From 01/01/2024

to

31/03/2024

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	115 Main Dr MACLEOD 3085	\$1,841,000	25/02/2024
2	65 Springthorpe Blvd MACLEOD 3085	\$1,925,000	24/02/2024
3	3 Forestwood Dr MACLEOD 3085	\$1,776,000	08/11/2023

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:

13/05/2024 09:02



 4   
  2   
  2

**Property Type:** House (Res)

**Land Size:** 701 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,950,000 - \$2,100,000

**Median House Price**

March quarter 2024: \$1,190,000

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.

## Comparable Properties



**115 Main Dr MACLEOD 3085 (REI/VG)**

Agent Comments

 5   
  3   
  2

**Price:** \$1,841,000

**Method:** Private Sale

**Date:** 25/02/2024

**Property Type:** House

**Land Size:** 694 sqm approx



**65 Springthorpe Blvd MACLEOD 3085 (REI/VG)**

Agent Comments

 4   
  3   
  4

**Price:** \$1,925,000

**Method:** Sold Before Auction

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 631 sqm approx



**3 Forestwood Dr MACLEOD 3085 (REI/VG)**

Agent Comments

 4   
  2   
  2

**Price:** \$1,776,000

**Method:** Private Sale

**Date:** 08/11/2023

**Property Type:** House

**Land Size:** 425 sqm approx

**Account** - Barry Plant | P: (03) 9431 1243