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	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,950,000		&		\$2,100,000			
Median sale p	rice							
Median price	\$1,190,000	Pro	operty Type	Ηοι	ise		Suburb	Macleod
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress 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





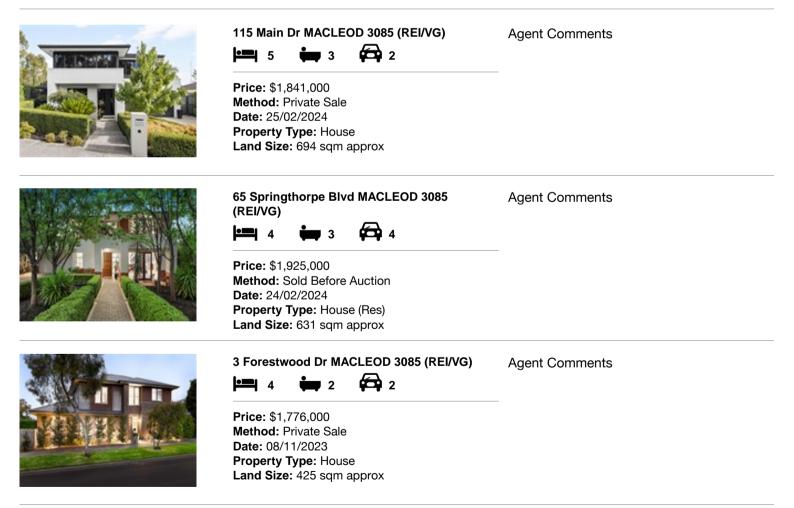




Property Type: House (Res) **Land Size:** 701 sqm approx Agent Comments Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price March quarter 2024: \$1,190,000

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



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