

Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

3/1 LEITH ROAD, MACLEOD, VIC 3085

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$700,000 to \$750,000

Median sale price

Median price

\$836,000

Property type

Unit

Suburb

MACLEOD

Period

01 October 2023 to 31 December 2023

Source



Comparable property sales

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.

Address of comparable property

Price

Date of sale

1/31 HIGHVIEW CRES, MACLEOD, VIC 3085	\$760,000	12/12/2023
2/88 HIGHVIEW CRES, MACLEOD, VIC 3085	\$705,000	07/12/2023

This Statement of Information was prepared on:

16/03/2024