

## 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

96 HARBORNE STREET MACLEOD VIC 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,120,000

Property type

House

Suburb

Macleod

Period-from

01 Mar 2022

to

28 Feb 2023

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 42 HARBORNE STREET MACLEOD VIC 3085     | \$880,000 | 22-Oct-22 |
| 51 DUNCAN AVENUE GREENSBOROUGH VIC 3088 | \$870,000 | 23-Feb-23 |
| 20 ROCKAWAY DRIVE VIEWBANK VIC 3084     | \$910,000 | 11-Feb-23 |

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: 21 March 2023



**42 HARBORNE STREET MACLEOD  
VIC 3085**

Sold Price

**\$880,000**

Sold Date

**22-Oct-22**



3



2



2

Distance

**0.47km**



**51 DUNCAN AVENUE  
GREENSBOROUGH VIC 3088**

Sold Price

<sup>RS</sup> **\$870,000**

Sold Date

**23-Feb-23**



3



1



2

Distance

**0.92km**



**20 ROCKAWAY DRIVE VIEWBANK  
VIC 3084**

Sold Price

**\$910,000**

Sold Date

**11-Feb-23**



3



1



2

Distance

**1.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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