

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

5/48 FAIRLIE AVENUE MACLEOD VIC 3085

Indicative selling price

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

Single Price

or range
between

\$725,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,500

Property type

Unit

Suburb

Macleod

Period-from

01 Jun 2022

to

31 May 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

2/113 GREENSBOROUGH ROAD MACLEOD VIC 3085	\$679,950	04-Jul-16
11 EDWARD STREET MACLEOD VIC 3085	\$855,000	11-Feb-23
1/77 GREENSBOROUGH ROAD MACLEOD VIC 3085	\$690,000	15-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: 15 June 2023



2/113 GREENSBOROUGH ROAD MACLEOD VIC 3085

 3
  2
  2

Sold Price

\$679,950

Sold Date

04-Jul-16

Distance

0.58km


11 EDWARD STREET MACLEOD VIC 3085

 2
  1
  2

Sold Price

\$855,000

Sold Date

11-Feb-23

Distance

0.35km


1/77 GREENSBOROUGH ROAD MACLEOD VIC 3085

 2
  1
  2

Sold Price

\$690,000

Sold Date

15-Feb-23

Distance

0.84km


27 BRAID HILL ROAD MACLEOD VIC 3085

 3
  1
  2

Sold Price

RS - UN

Sold Date

16-May-23

Distance

0.9km
RS = Recent sale

UN = Undisclosed Sale

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