

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

1 MANOR GREEN 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

\$1,280,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,500

Property type

House

Suburb

Macleod

Period-from

01 Jun 2021

to

31 May 2022

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

7 GONELLA CRESCENT BUNDOORA VIC 3083	\$1,350,000	29-Nov-21
2 BIRCANIN CLOSE BUNDOORA VIC 3083	\$1,383,000	12-Mar-22

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: 07 June 2022



7 GONELLA CRESCENT BUNDOORA VIC 3083

 4
  2
  2

Sold Price

\$1,350,000

Sold Date

29-Nov-21

Distance

-



2 BIRCANIN CLOSE BUNDOORA VIC 3083

 4
  2
  2

Sold Price

\$1,383,000

Sold Date

12-Mar-22

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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