Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |12 Skye Street, Macleod Vic 3085

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$1,039,000							
Median sale price								
Median price	\$1,125,000	Pro	operty Type Hou	ISE		Suburb	Macleod	
Period - From	01/10/2023	to	30/09/2024	Sourc	ce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	27 Dunvegan Cr MACLEOD 3085	\$1,218,000	05/10/2024
2	16 Nicholls St MACLEOD 3085	\$1,110,000	14/09/2024
3			

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:

13/12/2024 15:17









Property Type: House **Land Size:** 604 sqm approx Agent Comments Indicative Selling Price \$1,039,000 Median House Price Year ending September 2024: \$1,125,000

Comparable Properties

Net of the second	27 Dunvegan Cr MACLEOD 3085 (REI/VG) → 3 → 1 → - Price: \$1,218,000 Method: Auction Sale Date: 05/10/2024 Property Type: House (Res) Land Size: 604 sqm approx	Agent Comments
	16 Nicholls St MACLEOD 3085 (REI/VG) 1 1 2 Price: \$1,110,000 Method: Auction Sale Date: 14/09/2024 Property Type: House (Res) Land Size: 603 sqm approx	Agent Comments

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.

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089



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