

## 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

11 Laing Place Macleod VIC 3085

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,082,500

Property type

House

Suburb

Macleod

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 26 Stewart Terrace Macleod VIC 3085 | \$1,150,000 | 01-Aug-21 |
| 4 Iona Court Macleod VIC 3085       | \$1,070,000 | 14-Aug-21 |
| 22 Ruthven Street Macleod VIC 3085  | \$1,100,000 | 01-May-21 |

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: 01 November 2021



**26 Stewart Terrace Macleod VIC 3085**

3 2 2

Sold Price

**\$1,150,000**

Sold Date

**01-Aug-21**

Distance

**0.3km**



**4 Iona Court Macleod VIC 3085**

3 2 2

Sold Price

**\$1,070,000**

Sold Date

**14-Aug-21**

Distance

**0.31km**



**22 Ruthven Street Macleod VIC 3085**

3 2 2

Sold Price

**\$1,100,000**

Sold Date

**01-May-21**

Distance

**1.36km**

RS = Recent sale

UN = Undisclosed Sale

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