

## 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

2/67 ERSKINE ROAD 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

\$1,100,000

&

\$1,210,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Macleod

Period-from

01 Jul 2022

to

30 Jun 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

4/12 ALFREDA AVENUE ROSANNA VIC 3084	\$1,175,000	25-Mar-23
2/13 BANYULE ROAD ROSANNA VIC 3084	\$1,190,000	16-Feb-23
123 GRANDVIEW GROVE ROSANNA VIC 3084	\$1,265,000	03-Jun-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: 20 July 2023



**4/12 ALFREDA AVENUE ROSANNA  
VIC 3084**

Sold Price

<sup>RS</sup>

**\$1,175,000**

Sold Date

**25-Mar-23**



3



2



2

Distance

**1.43km**



**2/13 BANYULE ROAD ROSANNA  
VIC 3084**

Sold Price

**\$1,190,000**

Sold Date

**16-Feb-23**



3



3



2

Distance

**1.52km**



**123 GRANDVIEW GROVE  
ROSANNA VIC 3084**

Sold Price

<sup>RS</sup>

**\$1,265,000**

Sold Date

**03-Jun-23**



3



3



2

Distance

**1.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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