

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

2/75 Ferguson Street, Macleod Vic 3085

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000 & \$700,000

Median sale price

Median price \$825,750 Property Type Unit Suburb Macleod

Period - From 01/07/2023 to 30/06/2024 Source 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 six 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
1	7/15 Cooley Av MACLEOD 3085	\$670,000	12/07/2024
2	5/15 Cooley Av MACLEOD 3085	\$640,000	15/04/2024
3	4/63 Torbay St MACLEOD 3085	\$709,950	15/03/2024

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:

22/08/2024 14:07



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Property Type: Unit
Land Size: 154 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
Year ending June 2024: \$825,750

Comparable Properties



7/15 Cooley Av MACLEOD 3085 (REI)

Agent Comments

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Price: \$670,000
Method: Private Sale
Date: 12/07/2024
Property Type: Unit



5/15 Cooley Av MACLEOD 3085 (REI/VG)

Agent Comments

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Price: \$640,000
Method: Sold Before Auction
Date: 15/04/2024
Rooms: 3
Property Type: Unit



4/63 Torbay St MACLEOD 3085 (REI/VG)

Agent Comments

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Price: \$709,950
Method: Private Sale
Date: 15/03/2024
Property Type: Unit
Land Size: 198 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192