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 2/75 Ferguson Street, Macleod Vic 3085

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$650,000		&		\$700,000			
Median sale p	rice							
Median price	\$825,750	Pro	operty Type	Unit			Suburb	Macleod
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ade	dress 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









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)



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

2

Agent Comments

Agent Comments



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

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

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

1



Agent Comments



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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.