

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

10 Pavey Court, Macleod Vic 3085

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,190,000

Property Type House

Suburb Macleod

Period - From 15/01/2024

to 14/01/2025

Source Property Data

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	104 Lyon Rd VIEWBANK 3084	\$1,165,000	02/01/2025
2	27 Dunvegan Cr MACLEOD 3085	\$1,218,000	05/10/2024
3	139 Martins La VIEWBANK 3084	\$1,215,000	20/07/2024

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:

15/01/2025 09:41

10 Pavey Court, Macleod Vic 3085



 3  1  1

Property Type: House (Res)

Land Size: 529 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

15/01/2024 - 14/01/2025: \$1,190,000

Comparable Properties



104 Lyon Rd VIEWBANK 3084 (REI)

Agent Comments

 3  2  3

Price: \$1,165,000

Method: Private Sale

Date: 02/01/2025

Property Type: House

Land Size: 586 sqm approx



27 Dunvegan Cr MACLEOD 3085 (REI)

Agent Comments

 3  1  -

Price: \$1,218,000

Method: Auction Sale

Date: 05/10/2024

Property Type: House (Res)

Land Size: 604 sqm approx



139 Martins La VIEWBANK 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,215,000

Method: Auction Sale

Date: 20/07/2024

Rooms: 6

Property Type: House (Res)

Land Size: 578 sqm approx

Account - Jellis Craig | P: 03 94598111



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