

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

3/97 Yallambie Road, Macleod Vic 3085

Indicative selling price

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

Range between \$550,000 & \$595,000

Median sale price

Median price \$770,000

Property Type Unit

Suburb Macleod

Period - From 01/04/2023

to 30/06/2023

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	1/97 Yallambie Rd MACLEOD 3085	\$575,000	20/07/2023
2	22/9-13 Devonshire Rd WATSONIA 3087	\$560,000	19/08/2023
3	5/59 Devonshire Rd WATSONIA 3087	\$550,000	20/06/2023

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:

07/09/2023 15:44

3/97 Yallambie Road, Macleod Vic 3085



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$550,000 - \$595,000

Median Unit Price

June quarter 2023: \$770,000

Comparable Properties



1/97 Yallambie Rd MACLEOD 3085 (REI)

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 20/07/2023

Property Type: Unit



22/9-13 Devonshire Rd WATSONIA 3087 (REI)

Agent Comments

2 1 2

Price: \$560,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Unit



5/59 Devonshire Rd WATSONIA 3087 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 20/06/2023

Rooms: 5

Property Type: Unit

Account - Jellis Craig | P: 03 94598111



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