

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

63 GREENSBOROUGH ROAD MACLEOD VIC 3085

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$889,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,196,500

Property type

House

Suburb

Macleod

Period-from

01 Mar 2024

to

28 Feb 2025

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

11 DOBSON AVENUE ROSANNA VIC 3084	\$903,000	22-Feb-25
18 RUTHVEN STREET MACLEOD VIC 3085	\$870,000	01-Mar-25
11 HARBORNE STREET MACLEOD VIC 3085	\$810,000	30-Nov-24

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: 14 March 2025



**11 DOBSON AVENUE ROSANNA
VIC 3084**

3 1 2

Sold Price

^{RS} **\$903,000** Sold Date **22-Feb-25**

Distance **0.43km**



**18 RUTHVEN STREET MACLEOD
VIC 3085**

3 1 1

Sold Price

^{RS} **\$870,000** Sold Date **01-Mar-25**

Distance **1.23km**



**11 HARBORNE STREET MACLEOD
VIC 3085**

3 1 2

Sold Price

\$810,000 Sold Date **30-Nov-24**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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