

# 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

1/15 Carwarp Street, Macleod Vic 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$880,000

### Median sale price

Median price \$856,000 Property Type Unit Suburb Macleod

Period - From 01/10/2023 to 31/12/2023 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	1/48 Joynt St MACLEOD 3085	\$880,000	19/09/2023
2	10/34 Glenmore St MACLEOD 3085	\$871,000	10/02/2024
3	1/66 Edward St MACLEOD 3085	\$847,000	01/11/2023

**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:

15/02/2024 17:19



**Property Type:** Development Site  
(Commercial)

Agent Comments

**Indicative Selling Price**

\$820,000 - \$880,000

**Median Unit Price**

December quarter 2023: \$856,000

## Comparable Properties



1/48 Joynt St MACLEOD 3085 (REI/VG)

Agent Comments



**Price:** \$880,000

**Method:** Private Sale

**Date:** 19/09/2023

**Property Type:** Unit



10/34 Glenmore St MACLEOD 3085 (REI)

Agent Comments



**Price:** \$871,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** Unit



1/66 Edward St MACLEOD 3085 (REI/VG)

Agent Comments



**Price:** \$847,000

**Method:** Sold Before Auction

**Date:** 01/11/2023

**Property Type:** Unit