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

1/53 FERGUSON STREET MACLEOD VIC 3085

Indicative selling price

Period-from

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

Single Price		or rang betwee	5/80.000	&	\$850,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$750,000	Property type	Unit	Suburb	Macleod					

30 Jun 2023

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jul 2022

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.

to

Address of comparable property	Price	Date of sale
2/21 BRAID HILL ROAD MACLEOD VIC 3085	\$845,000	29-Apr-23
7/34 GLENMORE STREET MACLEOD VIC 3085	\$851,000	28-Jun-23

OR

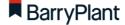
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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	2/21 BRAID HILL ROAD MACLEOD VIC 3085			Sold Price	\$845,000	Sold Date	29-Apr-23
Eentrek	昌 3	2	⇔ 2			Distance	0.27km



7/34 GLENMORE STREET Sold Price MACLEOD VIC 3085 ^{RS}\$851,000 Sold Date 28-Jun-23 Distance 0.95km

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RS = Recent sale **UN** = Undisclosed Sale

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