

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

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

Single Price

or range
between

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Macleod

Period-from

01 Jul 2022

to

30 Jun 2023

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

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.

This Statement of Information was prepared on: 21 July 2023

**2/21 BRAID HILL ROAD MACLEOD
VIC 3085**

3 2 2

Sold Price

\$845,000Sold Date **29-Apr-23**Distance **0.27km****7/34 GLENMORE STREET
MACLEOD VIC 3085**

3 2 2

Sold Price

^{RS}**\$851,000**Sold Date **28-Jun-23**Distance **0.95km****RS** = Recent sale**UN** = Undisclosed Sale

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