



# FROG PROPERTY

## Sales & Management

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

**1/6 Leith Road Macleod VIC 3085**

#### Indicative selling price

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

Single price

or range between

**\$680,000**

&

**\$740,000**

#### Median sale price

Median price

**\$837,500**

Property type

Unit

Suburb

Macleod

Period - From

01 April 2023

to

31 March 2024

Source



#### 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
1/24 EDWARD ST, MACLEOD, VIC 3085	\$830,000	10/04/2024
4/63 TORBAY ST, MACLEOD, VIC 3085	\$709,950	04/03/2024
3/1 LEITH RD, MACLEOD, VIC 3085	\$825,750	13/04/2024

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:

[consumer.vic.gov.au](http://consumer.vic.gov.au)



PO Box 418 Seaford VIC 3198

[www.FrogProperty.com.au](http://www.FrogProperty.com.au)

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ABN: 77 157 685 371