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 Joules Court, Macleod Vic 3085

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$790,000		&		\$860,000			
Median sale p	rice							
Median price	\$1,150,000	Pro	operty Type	Hou	ISE		Suburb	Macleod
Period - From	24/06/2023	to	23/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2 Albany Ct MACLEOD 3085	\$877,500	08/03/2024
2	5 Eclipse Cr WATSONIA 3087	\$860,000	13/04/2024
3	108 Henry St GREENSBOROUGH 3088	\$857,000	10/02/2024

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:

24/06/2024 14:59



1 Joules Court, Macleod Vic 3085







Rooms: 4 Property Type: House Land Size: 464 sqm approx Agent Comments

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Indicative Selling Price \$790,000 - \$860,000 **Median House Price** 24/06/2023 - 23/06/2024: \$1,150,000

Comparable Properties



2 Albany Ct MACLEOD 3085 (REI/VG) 2 2

5 Eclipse Cr WATSONIA 3087 (REI)

6 3



Price: \$877,500 Method: Private Sale Date: 08/03/2024 Property Type: House Land Size: 517 sqm approx Agent Comments



Price: \$860,000 Method: Auction Sale Date: 13/04/2024 Property Type: House (Res) Land Size: 549 sqm approx

3

Agent Comments

Agent Comments



108 Henry St GREENSBOROUGH 3088 (REI/VG)



Price: \$857.000 Method: Auction Sale Date: 10/02/2024 Property Type: House (Res) Land Size: 530 sqm approx

Account - Jellis Craig | P: 03 94321444



propertydata

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