

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 consumer.vic.gov.au/underquoting

Range between

\$790,000

&

\$860,000

Median sale price

Median price

\$1,150,000

Property Type

House

Suburb

Macleod

Period - From

24/06/2023

to

23/06/2024

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	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



Rooms: 4

Property Type: House

Land Size: 464 sqm approx

Agent Comments

Comparable Properties



2 Albany Ct MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$877,500

Method: Private Sale

Date: 08/03/2024

Property Type: House

Land Size: 517 sqm approx



5 Eclipse Cr WATSONIA 3087 (REI)

Agent Comments



Price: \$860,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 549 sqm approx



108 Henry St GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$857,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 530 sqm approx