

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

10 Omeara Place, Macleod Vic 3085

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,200,000 & \$2,350,000

Median sale price

Median price \$1,076,000 Property Type House Suburb Macleod

Period - From 01/10/2023 to 31/12/2023 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	65 Springthorpe Blvd MACLEOD 3085	\$1,925,000	24/02/2024
2	115 Main Dr MACLEOD 3085	\$1,841,000	25/02/2024
3	3 Forestwood Dr MACLEOD 3085	\$1,776,000	08/11/2023

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:

04/04/2024 11:54



4 2 2

Property Type: House (Res)

Land Size: 701 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,350,000

Median House Price

December quarter 2023: \$1,076,000

Comparable Properties



65 Springthorpe Blvd MACLEOD 3085 (REI)

Agent Comments

4 3 4

Price: \$1,925,000

Method: Sold Before Auction

Date: 24/02/2024

Property Type: House (Res)

Land Size: 631 sqm approx



115 Main Dr MACLEOD 3085 (REI)

Agent Comments

5 3 2

Price: \$1,841,000

Method: Private Sale

Date: 25/02/2024

Property Type: House

Land Size: 694 sqm approx



3 Forestwood Dr MACLEOD 3085 (REI/VG)

Agent Comments

4 2 2

Price: \$1,776,000

Method: Private Sale

Date: 08/11/2023

Property Type: House

Land Size: 425 sqm approx

Account - Barry Plant | P: (03) 9431 1243