

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

15 Munro Street, Macleod Vic 3085

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$1,139,000 Property Type House Suburb Macleod

Period - From 01/04/2023 to 31/03/2024 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	6/28 Millicent St ROSANNA 3084	\$796,000	19/04/2024
2	4/63 Torbay St MACLEOD 3085	\$709,950	15/03/2024
3	4/138 Porter Rd HEIDELBERG HEIGHTS 3081	\$705,000	01/03/2024

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:

03/06/2024 10:38



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
Year ending March 2024: \$1,139,000

Comparable Properties



6/28 Millicent St ROSANNA 3084 (REI)

Agent Comments



Price: \$796,000
Method: Private Sale
Date: 19/04/2024
Property Type: Townhouse (Single)



4/63 Torbay St MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$709,950
Method: Private Sale
Date: 15/03/2024
Property Type: Unit
Land Size: 198 sqm approx



4/138 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments



Price: \$705,000
Method: Private Sale
Date: 01/03/2024
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 94321444