

# 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

16 Harborne Street, Macleod Vic 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### 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	2a Herbert St WATSONIA 3087	\$750,000	23/02/2024
2	129 Greensborough Rd MACLEOD 3085	\$740,000	24/02/2024
3	52 Gleeson Dr BUNDOORA 3083	\$715,000	03/02/2024

**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:

27/05/2024 11:04



3   -  

**Property Type:** House (Res)

**Land Size:** 560 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$690,000 - \$750,000

**Median House Price**

Year ending March 2024: \$1,139,000

## Comparable Properties



**2a Herbert St WATSONIA 3087 (REI)**

**Agent Comments**

3   1   2

**Price:** \$750,000

**Method:** Sold Before Auction

**Date:** 23/02/2024

**Property Type:** Unit

**Land Size:** 257 sqm approx



**129 Greensborough Rd MACLEOD 3085 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$740,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 712 sqm approx



**52 Gleeson Dr BUNDOORA 3083 (VG)**

**Agent Comments**

3   -   -

**Price:** \$715,000

**Method:** Sale

**Date:** 03/02/2024

**Property Type:** House (Res)

**Land Size:** 554 sqm approx

**Account - Jellis Craig | P: 03 94321444**