

## 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

19 FALCON ROAD MACLEOD VIC 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$910,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Macleod

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### 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 6 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

32 CARWARP STREET MACLEOD VIC 3085	\$1,006,000	15-Apr-23
11 MUNRO STREET MACLEOD VIC 3085	\$1,055,001	25-Feb-23
129 GRAHAM ROAD VIEWBANK VIC 3084	\$962,500	11-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 08 August 2023



**32 CARWARP STREET MACLEOD  
VIC 3085**

3 1 2

Sold Price <sup>RS</sup> **\$1,006,000** Sold Date **15-Apr-23**

Distance **0.66km**



**11 MUNRO STREET MACLEOD VIC  
3085**

3 1 4

Sold Price **\$1,055,001** Sold Date **25-Feb-23**

Distance **0.37km**



**129 GRAHAM ROAD VIEWBANK  
VIC 3084**

5 2 2

Sold Price **\$962,500** Sold Date **11-Mar-23**

Distance **0.75km**

RS = Recent sale      UN = Undisclosed Sale

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