## 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	1a Lindsay Street, Macleod Vic 3085
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#### Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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#### Median sale price

Median price	\$1,066,000	Pro	perty Type	House		Suburb	Macleod
Period - From	01/01/2025	to	31/03/2025		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	19 Hinkler Av MACLEOD 3085	\$1,047,000	29/03/2025
2	9 Gresswell Rd MACLEOD 3085	\$1,025,000	04/03/2025
3	2/22 Nepean St WATSONIA 3087	\$1,015,000	07/12/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/05/2025 15:25



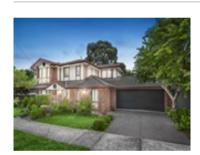






**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** March quarter 2025: \$1,066,000

## Comparable Properties



19 Hinkler Av MACLEOD 3085 (REI)

Price: \$1,047,000 Method: Auction Sale Date: 29/03/2025

Property Type: House (Res) Land Size: 363 sqm approx

**Agent Comments** 



9 Gresswell Rd MACLEOD 3085 (REI/VG)

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Agent Comments

Price: \$1,025,000 Method: Private Sale Date: 04/03/2025 Property Type: House



2/22 Nepean St WATSONIA 3087 (REI/VG)

Price: \$1,015,000 Method: Auction Sale Date: 07/12/2024

Property Type: Townhouse (Res) Land Size: 257 sqm approx

**Agent Comments** 

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





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