

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

2/1 WATSON STREET MACLEOD VIC 3085

Indicative selling price

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

Single Price

or range
between

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Macleod

Period-from

01 Nov 2022

to

31 Oct 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

3/17 EDWARD STREET MACLEOD VIC 3085	\$825,000	26-Oct-23
9 EDEN AVENUE WATSONIA VIC 3087	\$820,000	09-Aug-23
6/5 HERBERT STREET WATSONIA VIC 3087	\$840,000	19-May-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: 17 November 2023



**3/17 EDWARD STREET MACLEOD
VIC 3085**

 3  2  2

Sold Price ^{RS} **\$825,000** ^{UN} Sold Date **26-Oct-23**

Distance **0.83km**



**9 EDEN AVENUE WATSONIA VIC
3087**

 3  2  2

Sold Price **\$820,000** Sold Date **09-Aug-23**

Distance **1.13km**



**6/5 HERBERT STREET WATSONIA
VIC 3087**

 3  2  -

Sold Price **\$840,000** Sold Date **19-May-23**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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