

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

2/88 Erskine Road, Macleod Vic 3085

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$877,500 Property Type Townhouse Suburb Macleod

Period - From 11/04/2023 to 10/04/2024 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	1/15 Carwarp St MACLEOD 3085	\$911,000	23/03/2024
2	3/27 Beetham Pde ROSANNA 3084	\$908,000	06/12/2023
3	10/34 Glenmore St MACLEOD 3085	\$871,000	10/02/2024

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:

11/04/2024 15:21



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median Townhouse Price

11/04/2023 - 10/04/2024: \$877,500

Comparable Properties



1/15 Carwarp St MACLEOD 3085 (REI)

Agent Comments



Price: \$911,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Unit



3/27 Beetham Pde ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$908,000

Method: Sold Before Auction

Date: 06/12/2023

Rooms: 4

Property Type: Unit



10/34 Glenmore St MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$871,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192