

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

25 Harborne Street, Macleod Vic 3085

Indicative selling price

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

Range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,147,500 Property Type House Suburb Macleod

Period - From 28/03/2023 to 27/03/2024 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	52 Highview Cr MACLEOD 3085	\$1,230,000	15/11/2023
2			
3			

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: 28/03/2024 11:36



 4  3  3

Property Type: House (Res)

Land Size: 584 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,300,000

Median House Price

28/03/2023 - 27/03/2024: \$1,147,500

Comparable Properties



52 Highview Cr MACLEOD 3085 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,230,000

Method: Sold Before Auction

Date: 15/11/2023

Property Type: House (Res)

Land Size: 659 sqm approx

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.

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