

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 YALLAMBIE ROAD 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Macleod

Period-from

01 Dec 2022

to

30 Nov 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

56 HARBORNE STREET MACLEOD VIC 3085	\$812,000	28-Sep-23
20 ELDER STREET WATSONIA VIC 3087	\$775,000	16-Oct-23
1/65 EDWARD STREET MACLEOD VIC 3085	\$750,000	26-Aug-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: 19 December 2023

**56 HARBORNE STREET MACLEOD
VIC 3085**

3 1 1

Sold Price

\$812,000

Sold Date

28-Sep-23

Distance

0.46km**20 ELDER STREET WATSONIA VIC
3087**

3 1 1

Sold Price

RS

\$775,000

Sold Date

16-Oct-23

Distance

0.83km**1/65 EDWARD STREET MACLEOD
VIC 3085**

2 1 2

Sold Price

\$750,000

Sold Date

26-Aug-23

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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