# Statement of Information Single residential property located in the Melbourne metropolitan area

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

# Property offered for sale

Address Including suburb and postcode

3/1 LEITH ROAD, MACLEOD, VIC 3085

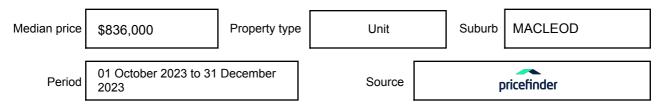
# Indicative selling price

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

Price Range:

\$700,000 to \$750,000

### Median sale price



### **Comparable property sales**

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.

Address of comparable property	Price	Date of sale
1/31 HIGHVIEW CRES, MACLEOD, VIC 3085	\$760,000	12/12/2023
2/88 HIGHVIEW CRES, MACLEOD, VIC 3085	\$705,000	07/12/2023

This Statement of Information was prepared on: 1

16/03/2024

