

STATEMENT OF INFORMATION

Single residential property located
in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 3/12 Mcnamara 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 \$670,000 & \$737,000

Median sale price

(*Delete house or unit as applicable)

Median price \$845,000 *House *Unit X Suburb Macleod
Period - From 01 Jan 2024 to 31 March 2024 Source Price Finder

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. 4/63 Torbay Street Macleod	\$709,950	15/03/2024
1. 2/88 Highview Crescent Macleod	\$705,000	07/12/2023
2. 3/2A Leith Road Macleod	\$740,000	14/12/2023

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.