

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

3 GLENMORE 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

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Macleod

Period-from

01 Aug 2022

to

31 Jul 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

1 MILTON STREET MACLEOD VIC 3085	\$1,145,000	02-May-23
5 DOWLE STREET MACLEOD VIC 3085	\$1,150,000	22-Feb-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: 09 August 2023

**1 MILTON STREET MACLEOD VIC 3085**Sold Price **\$1,145,000** Sold Date **02-May-23**

3 2 2

Distance **0.73km****5 DOWLE STREET MACLEOD VIC 3085**Sold Price **\$1,150,000** Sold Date **22-Feb-23**

3 1 1

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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