

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 35 Joynt Street, Macleod Vic 3085

Indicative selling price

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

Range between \$795,000 & \$870,000

Median sale price

Median price \$860,500 Property Type Unit Suburb Macleod

Period - From 01/01/2024 to 31/03/2024 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	1/24 Edward St MACLEOD 3085	\$830,000	10/04/2024
2	3/1 Leith Rd MACLEOD 3085	\$825,750	13/04/2024
3	37 Joynt St MACLEOD 3085	\$800,000	16/12/2023

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.~~

This Statement of Information was prepared on: 03/06/2024 17:28



Property Type:
Agent Comments

Indicative Selling Price
\$795,000 - \$870,000
Median Unit Price
March quarter 2024: \$860,500

Comparable Properties



1/24 Edward St MACLEOD 3085 (REI)

Agent Comments



Price: \$830,000
Method: Sold Before Auction
Date: 10/04/2024
Property Type: Unit
Land Size: 395 sqm approx



3/1 Leith Rd MACLEOD 3085 (REI)

Agent Comments



Price: \$825,750
Method: Auction Sale
Date: 13/04/2024
Property Type: Unit



37 Joynt St MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$800,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 283 sqm approx

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