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

37 Joynt Street, Macleod Vic 3085

Indicative selling price

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

Range between | $750,000 | & | $800,000

Median sale price

| Median price | $775,000 | Property Type | Unit | Suburb | Macleod |

| Period - From | 01/10/2022 | to | 30/09/2023 | 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	3/17 Edward St MACLEOD 3085	$825,000	26/10/2023
2	17/105 Torbay St MACLEOD 3085	$775,000	08/09/2023
3	1/328 Lower Plenty Rd VIEWBANK 3084	$750,000	13/11/2023

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: | 22/11/2023 07:26

🛏 3   🛁 1   🚗 1

Rooms: 5
Property Type: House
Land Size: 981 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
Year ending September 2023: $775,000

Comparable Properties

3/17 Edward St MACLEOD 3085 (REI)

🛏 3   🛁 2   🚗 2

Price: $825,000
Method: Private Sale
Date: 26/10/2023
Property Type: Townhouse (Single)

Agent Comments

17/105 Torbay St MACLEOD 3085 (VG)

🛏 3   🛁 -   🚗 -

Price: $775,000
Method: Sale
Date: 08/09/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

1/328 Lower Plenty Rd VIEWBANK 3084 (REI)

🛏 3   🛁 2   🚗 2

Price: $750,000
Method: Private Sale
Date: 13/11/2023
Property Type: Townhouse (Res)
Land Size: 199 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444