

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

3A/116-130 MAIN DRIVE 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

\$105,000

&

\$115,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

Unit

Suburb

Macleod

Period-from

01 Sep 2022

to

31 Aug 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

15/116 MAIN DRIVE MACLEOD VIC 3085	\$100,000	14-Jun-23
60/116 MAIN DRIVE MACLEOD VIC 3085	\$101,000	03-Jun-23
74/116 MAIN DRIVE MACLEOD VIC 3085	\$100,000	18-May-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: 06 September 2023



**15/116 MAIN DRIVE MACLEOD VIC
3085**

Sold Price

\$100,000

Sold Date

14-Jun-23

 1  1  -

Distance

0.02km



**60/116 MAIN DRIVE MACLEOD VIC
3085**

Sold Price

\$101,000

Sold Date

03-Jun-23

 -  1  1

Distance

0.02km



**74/116 MAIN DRIVE MACLEOD VIC
3085**

Sold Price

\$100,000

Sold Date

18-May-23

 1  1  1

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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