

# 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

4 Tucker Way, Macleod Vic 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$840,000 & \$880,000

### Median sale price

Median price \$860,000 Property Type Townhouse Suburb Macleod

Period - From 25/07/2022 to 24/07/2023 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	28 Cascades Vw YALLAMBIE 3085	\$942,000	12/07/2023
2	10 Cascades Vw YALLAMBIE 3085	\$925,500	28/02/2023
3	8 Cascade Wlk MACLEOD 3085	\$860,000	22/03/2023

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:

25/07/2023 20:33



3   2   2

**Property Type:** Townhouse

**Land Size:** 329 sqm approx

Agent Comments

**Indicative Selling Price**

\$840,000 - \$880,000

**Median Townhouse Price**

25/07/2022 - 24/07/2023: \$860,000

28 Cascades Vw in better condition and outdoor alfresco and gardens would add to the appeal 10 Cascades Vw updated kitchen and covered pergola area surrounded by landscaped backyard

## Comparable Properties



**28 Cascades Vw YALLAMBIE 3085 (REI)**

Agent Comments

3   2   2

**Price:** \$942,000

**Method:** Private Sale

**Date:** 12/07/2023

**Property Type:** House (Res)

**Land Size:** 321 sqm approx



**10 Cascades Vw YALLAMBIE 3085 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$925,500

**Method:** Private Sale

**Date:** 28/02/2023

**Property Type:** House

**Land Size:** 331 sqm approx



**8 Cascade Wik MACLEOD 3085 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$860,000

**Method:** Private Sale

**Date:** 22/03/2023

**Property Type:** Townhouse (Res)

**Land Size:** 169 sqm approx

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