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	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$840,000		&		\$880,000				
Median sale price									
Median price	\$860,000	Pro	operty Type	Том	nhouse		Suburb	Macleod	
Period - From	25/07/2022	to	24/07/2023		So	urce	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.

Ade	dress 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





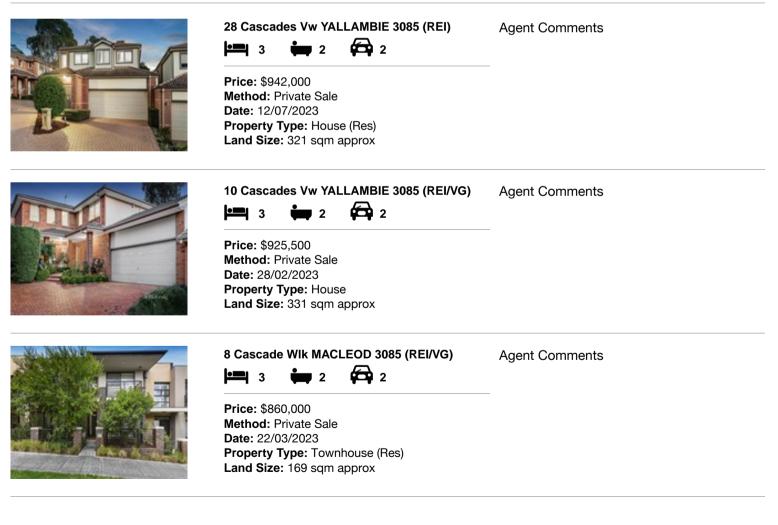




Property Type: Townhouse **Land Size:** 329 sqm approx Agent Comments Indicative Selling Price \$840,000 - \$880,000 Median Townhouse Price 25/07/2022 - 24/07/2023: \$860,000

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



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