

# 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

45 Mackelroy Road, Plenty Vic 3090

### Indicative selling price

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

Range between \$1,200,000

&

\$1,280,000

### Median sale price

Median price \$1,800,000

Property Type House

Suburb Plenty

Period - From 01/07/2022

to 30/06/2023

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.~~

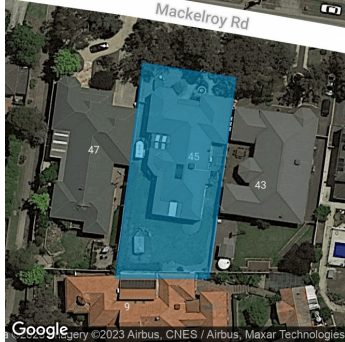
	Address of comparable property	Price	Date of sale
1	2 Erinne Ct ST HELENA 3088	\$1,300,000	13/06/2023
2	23 Glenwood Dr GREENSBOROUGH 3088	\$1,230,000	15/05/2023
3			

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:

12/09/2023 12:22



**Property Type:** Land  
**Land Size:** 1000 sqm approx  
**Agent Comments**

## Comparable Properties



**2 Erinne Ct ST HELENA 3088 (REI)**

**Agent Comments**



**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 13/06/2023  
**Property Type:** House  
**Land Size:** 798 sqm approx



**23 Glenwood Dr GREENSBOROUGH 3088 (REI)**

**Agent Comments**



**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 15/05/2023  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 668 sqm approx

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.