

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

5 Dowle Street, Macleod Vic 3085

Indicative selling price

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

Range between \$1,150,000 & \$1,190,000

Median sale price

Median price \$1,139,000 Property Type House Suburb Macleod

Period - From 01/04/2023 to 31/03/2024 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	19 Chapman St MACLEOD 3085	\$1,100,000	24/02/2024
2	50 Erskine Rd MACLEOD 3085	\$1,070,500	02/04/2024
3	19 Fairlie Av MACLEOD 3085	\$1,046,000	06/12/2023

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:

22/04/2024 11:06



3 1 2

Rooms: 7**Property Type:** House (Res)**Land Size:** 964 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,190,000

Median House Price

Year ending March 2024: \$1,139,000

Comparable Properties

**19 Chapman St MACLEOD 3085 (REI)**

Agent Comments

3 1 2

Price: \$1,100,000**Method:** Auction Sale**Date:** 24/02/2024**Property Type:** House (Res)**Land Size:** 718 sqm approx**50 Erskine Rd MACLEOD 3085 (REI)**

Agent Comments

3 1 2

Price: \$1,070,500**Method:** Sold Before Auction**Date:** 02/04/2024**Property Type:** House (Res)**Land Size:** 674 sqm approx**19 Fairlie Av MACLEOD 3085 (REI/VG)**

Agent Comments

3 1 1

Price: \$1,046,000**Method:** Private Sale**Date:** 06/12/2023**Property Type:** House (Res)**Land Size:** 769 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089