# 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

50 Erskine Road, Macleod Vic 3085

### Indicative selling price

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

Range between $950,000 & $1,000,000

### Median sale price

| Median price | Property Type | Suburb |
|---|---|---|
| $1,076,000 | House | Macleod |

| Period - From | to | Source |
|---|---|---|
| 01/10/2023 | 31/12/2023 | 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 | 53 Chapman St MACLEOD 3085 | $1,125,000 | 17/02/2024 |
| 2 | 19 Chapman St MACLEOD 3085 | $1,100,000 | 24/02/2024 |
| 3 | 129 Greensborough Rd MACLEOD 3085 | $740,000 | 24/02/2024 |

**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: 12/03/2024 15:47

CONSUMER AFFAIRS VICTORIA

# 50 Erskine Road, Macleod Vic 3085

🛏 3    🛁 1    🚗 2

**Property Type:** House
**Land Size:** 674 sqm approx

Agent Comments

**Indicative Selling Price**
$950,000 - $1,000,000
**Median House Price**
December quarter 2023: $1,076,000

# Comparable Properties



### 53 Chapman St MACLEOD 3085 (REI)

🛏 3    🛁 2    🚗 3

**Price:** $1,125,000
**Method:** Auction Sale
**Date:** 17/02/2024
**Property Type:** House (Res)
**Land Size:** 1076 sqm approx

Agent Comments



### 19 Chapman St MACLEOD 3085 (REI)

🛏 3    🛁 1    🚗 2

**Price:** $1,100,000
**Method:** Auction Sale
**Date:** 24/02/2024
**Property Type:** House (Res)
**Land Size:** 718 sqm approx

Agent Comments



### 129 Greensborough Rd MACLEOD 3085 (REI)

🛏 3    🛁 1    🚗 1

**Price:** $740,000
**Method:** Auction Sale
**Date:** 24/02/2024
**Property Type:** House (Res)
**Land Size:** 712 sqm approx

Agent Comments

**Account** - Barry Plant   |  P: (03) 9431 1243