

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 56 Harborne Street, Macleod Vic 3085

Indicative selling price

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

Range between \$760,000 & \$810,000

Median sale price

Median price \$1,128,000 Property Type House Suburb Macleod

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 Saul Ct GREENSBOROUGH 3088	\$817,000	02/05/2023
2	27 Braid Hill Rd MACLEOD 3085	\$813,000	16/05/2023
3	97 Delta Rd GREENSBOROUGH 3088	\$753,500	06/05/2023

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: 06/09/2023 16:29



Rooms: 4

Property Type: House

Land Size: 441 sqm approx

Agent Comments

Indicative Selling Price

\$760,000 - \$810,000

Median House Price

Year ending June 2023: \$1,128,000

Comparable Properties



2 Saul Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$817,000

Method: Private Sale

Date: 02/05/2023

Rooms: 5

Property Type: House (Res)

Land Size: 572 sqm approx



27 Braid Hill Rd MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$813,000

Method: Private Sale

Date: 16/05/2023

Property Type: House

Land Size: 315 sqm approx



97 Delta Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$753,500

Method: Private Sale

Date: 06/05/2023

Property Type: House

Land Size: 557 sqm approx