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	66 Dunvegan Crescent, Macleod Vic 3085

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price	$1,076,000	Property Type	House	Suburb	Macleod
Period - From	01/10/2023	to	31/12/2023	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 7 Ardmore Ct MACLEOD 3085	$1,372,000	24/02/2024
2 1 Glenmore St MACLEOD 3085	$1,218,000	09/12/2023
3 5 Dowle St MACLEOD 3085	$1,190,000	29/11/2023

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: 18/03/2024 13:52

CONSUMER AFFAIRS VICTORIA

66 Dunvegan Crescent, Macleod Vic 3085

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🛏 3   🛁 -   🚗

Rooms: 7
Property Type: House
Land Size: 669.258 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
December quarter 2023: $1,076,000

Comparable Properties

7 Ardmore Ct MACLEOD 3085 (REI)

🛏 4   🛁 2   🚗 2

Price: $1,372,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 820 sqm approx

Agent Comments

1 Glenmore St MACLEOD 3085 (REI)

🛏 4   🛁 2   🚗 2

Price: $1,218,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments

5 Dowle St MACLEOD 3085 (REI)

🛏 3   🛁 1   🚗 2

Price: $1,190,000
Method: Private Sale
Date: 29/11/2023
Rooms: 7
Property Type: House (Res)
Land Size: 964 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94598111