

# 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

7/15 Cooley Avenue, Macleod Vic 3085

### Indicative selling price

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

Range between \$580,000 & \$630,000

### Median sale price

Median price \$860,500 Property Type Unit Suburb Macleod

Period - From 01/01/2024 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	2/131 Greensborough Rd MACLEOD 3085	\$627,000	04/04/2024
2	6/32 Drysdale St YALLAMBIE 3085	\$625,000	29/04/2024
3	3/76 Henry St GREENSBOROUGH 3088	\$595,000	27/04/2024

**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:

27/06/2024 12:35



2   1   1

**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 179 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$580,000 - \$630,000  
**Median Unit Price**  
March quarter 2024: \$860,500

## Comparable Properties



**2/131 Greensborough Rd MACLEOD 3085 (REI/VG)**

Agent Comments

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**Price:** \$627,000  
**Method:** Private Sale  
**Date:** 04/04/2024  
**Property Type:** Unit  
**Land Size:** 227 sqm approx



**6/32 Drysdale St YALLAMBIE 3085 (REI)**

Agent Comments

2   1   1

**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 29/04/2024  
**Property Type:** Unit  
**Land Size:** 203 sqm approx



**3/76 Henry St GREENSBOROUGH 3088 (REI)**

Agent Comments

2   1   1

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 27/04/2024  
**Property Type:** Unit

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