Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 81 Harborne Street, Macleod Vic 3085

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale p	rice							
Median price	\$1,170,000	Pro	operty Type	Hou	ISE		Suburb	Macleod
Period - From	01/07/2023	to	30/09/2023		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	5 Sainsbury Av GREENSBOROUGH 3088	\$940,000	01/03/2023
2	17 Longmuir Rd WATSONIA 3087	\$889,000	01/07/2023
3	116 Elder St GREENSBOROUGH 3088	\$860,000	17/06/2023

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:

31/10/2023 10:53





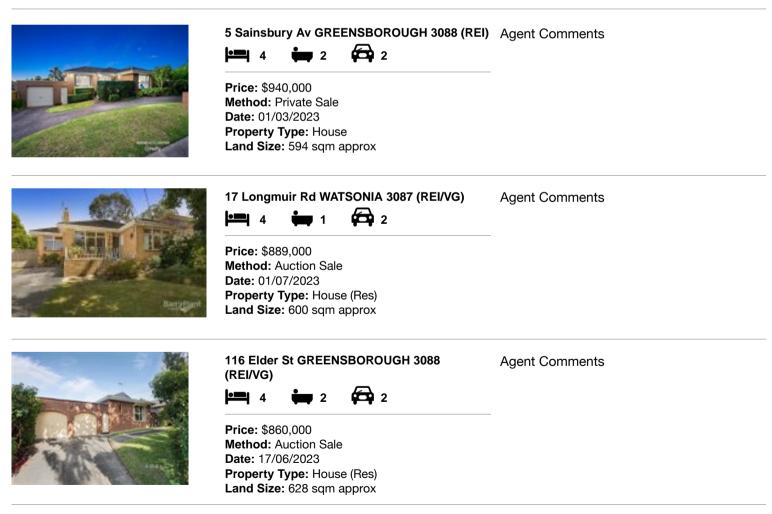




Property Type: House (Res) Land Size: 589 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price September quarter 2023: \$1,170,000

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.

Comparable Properties



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



propertydata

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