

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

81 Harborne Street, Macleod Vic 3085

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,170,000 Property Type House Suburb Macleod

Period - From 01/07/2023 to 30/09/2023 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	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



 4
  2
  2

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



5 Sainsbury Av GREENSBOROUGH 3088 (REI) Agent Comments

 4
  2
  2

Price: \$940,000

Method: Private Sale

Date: 01/03/2023

Property Type: House

Land Size: 594 sqm approx



17 Longmuir Rd WATSONIA 3087 (REI/VG) Agent Comments

 4
  1
  2

Price: \$889,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)

Land Size: 600 sqm approx



116 Elder St GREENSBOROUGH 3088 (REI/VG) Agent Comments

 4
  2
  2

Price: \$860,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 628 sqm approx

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