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	13/19 COOLIDGE WYND MACLEOD VIC 3085

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$840,000	Property type	Unit	Suburb	Macleod
Period-from	01 Aug 2023	to	31 Jul 2024	Source	Corelogic

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 6 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
8/19 COOLIDGE WYND MACLEOD VIC 3085	$1,100,000	19-Jul-24
2/272 WAIORA ROAD MACLEOD VIC 3085	$1,070,000	11-Mar-24
1/78 FERGUSON STREET MACLEOD VIC 3085	$1,042,000	29-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 12 August 2024

JellisCraig

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8/19 COOLIDGE WYND MACLEOD VIC 3085

3 2 2

Sold Price RS $1,100,000 Sold Date 19-Jul-24

Distance 0.03km



2/272 WAIORA ROAD MACLEOD VIC 3085

3 2 2

Sold Price $1,070,000 Sold Date 11-Mar-24

Distance 1.49km



1/78 FERGUSON STREET MACLEOD VIC 3085

3 3 2

Sold Price $1,042,000 Sold Date 29-Mar-24

Distance 1.85km

RS = Recent sale **UN** = Undisclosed Sale

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