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	19 Heritage Court, Macleod Vic 3085

Indicative selling price

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

Range between $1,575,000 & $1,650,000

Median sale price

Median price $1,286,500 Property Type House Suburb Macleod

Period - From 01/04/2024 to 30/06/2024 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	8 Hilltop Av MACLEOD 3085	$1,500,000	26/08/2024
2	131 Ernest Jones Dr MACLEOD 3085	$1,700,000	17/08/2024
3	25 Crestwood Av MACLEOD 3085	$1,590,000	06/06/2024

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: 03/10/2024 14:54

Nelson Alexander



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,575,000 - $1,650,000
Median House Price
June quarter 2024: $1,286,500

Comparable Properties



8 Hilltop Av MACLEOD 3085 (REI)

4 2 2

Price: $1,500,000
Method: Sold Before Auction
Date: 26/08/2024
Property Type: House (Res)
Land Size: 563 sqm approx

Agent Comments



131 Ernest Jones Dr MACLEOD 3085 (REI/VG)

4 2 2

Price: $1,700,000
Method: Private Sale
Date: 17/08/2024
Property Type: House
Land Size: 540 sqm approx

Agent Comments



25 Crestwood Av MACLEOD 3085 (REI/VG)

4 2 2

Price: $1,590,000
Method: Private Sale
Date: 06/06/2024
Property Type: House (Res)
Land Size: 510 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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