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	2/15 Carwarp Street, Macleod Vic 3085

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $827,875 Property Type Unit Suburb Macleod

Period - From 01/10/2023 to 30/09/2024 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	2/35 Millicent St ROSANNA 3084	$780,000	29/10/2024
2	31a Stewart Tce MACLEOD 3085	$760,000	15/10/2024
3	2/14 Munro St MACLEOD 3085	$790,000	05/10/2024

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: 11/11/2024 16:16

2/15 Carwarp Street, Macleod Vic 3085



3 1 1

Rooms: 4
Property Type: Unit
Land Size: 240 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $825,000
Median Unit Price
Year ending September 2024: $827,875

Comparable Properties



2/35 Millicent St ROSANNA 3084 (REI)

3 1 1

Price: $780,000
Method: Private Sale
Date: 29/10/2024
Rooms: 5
Property Type: Unit

Agent Comments



31a Stewart Tce MACLEOD 3085 (REI)

2 1 2

Price: $760,000
Method: Private Sale
Date: 15/10/2024
Property Type: Unit
Land Size: 296 sqm approx

Agent Comments



2/14 Munro St MACLEOD 3085 (REI)

3 1 1

Price: $790,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 94321444

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