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	24 Jacka Street, Macleod Vic 3085

Indicative selling price

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

Range between $1,295,000 & $1,395,000

Median sale price

Median price $1,050,000 Property Type House Suburb Macleod

Period - From 01/07/2024 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	8 Mccrae Rd ROSANNA 3084	$1,302,000	21/10/2024
2	28 Joynt St MACLEOD 3085	$1,366,000	19/10/2024
3	4 Jolliffe Cr ROSANNA 3084	$1,350,000	27/08/2024

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: 01/11/2024 17:12

24 Jacka Street, Macleod Vic 3085

Nelson Alexander



3 - 2

Property Type:
Agent Comments

Indicative Selling Price
$1,295,000 - $1,395,000
Median House Price
September quarter 2024: $1,050,000

Comparable Properties



8 Mccrae Rd ROSANNA 3084 (REI)

3 2 2

Price: $1,302,000
Method: Sold Before Auction
Date: 21/10/2024
Property Type: House (Res)
Land Size: 783 sqm approx

Agent Comments

28 Joynt St MACLEOD 3085 (REI)

3 2 2

Price: $1,366,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 1046 sqm approx

Agent Comments



4 Jolliffe Cr ROSANNA 3084 (REI)

3 1 1

Price: $1,350,000
Method: Private Sale
Date: 27/08/2024
Rooms: 6
Property Type: House (Res)
Land Size: 711 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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