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<br>Including suburb and postcode | 2/9 Argyle Street, Macleod Vic 3085 |

## Indicative selling price

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

Range between $1,000,000 & $1,100,000

## Median sale price

Median price $1,221,500 Property Type House Suburb Macleod

Period - From 01/10/2024 to 31/12/2024 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 | 17A Arden Cr ROSANNA 3084 | $1,120,000 | 24/01/2025 |
| 2 | 4/22 Arden Cr ROSANNA 3084 | $1,030,000 | 19/01/2025 |
| 3 | | | |

**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: 04/02/2025 13:22

2/9 Argyle Street, Macleod Vic 3085

Nelson Alexander

Liz Walker
9490 2900
0412 659 140
lwalker@nelsonalexander.com.au



3 2 2

**Property Type:** Townhouse
**Land Size:** 248 sqm approx

Agent Comments

**Indicative Selling Price**
$1,000,000 - $1,100,000
**Median House Price**
December quarter 2024: $1,221,500

# Comparable Properties



**17A Arden Cr ROSANNA 3084 (REI)**

3 2 2

**Price:** $1,120,000
**Method:** Private Sale
**Date:** 24/01/2025
**Property Type:** House (Res)
**Land Size:** 257 sqm approx

Agent Comments



**4/22 Arden Cr ROSANNA 3084 (REI)**

3 2 2

**Price:** $1,030,000
**Method:** Private Sale
**Date:** 19/01/2025
**Property Type:** Townhouse (Single)

Agent Comments

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.



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