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	63 GREENSBOROUGH ROAD 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	$889,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,196,500	Property type	House	Suburb	Macleod
Period-from	01 Mar 2024	to	28 Feb 2025	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
11 DOBSON AVENUE ROSANNA VIC 3084	$903,000	22-Feb-25
18 RUTHVEN STREET MACLEOD VIC 3085	$870,000	01-Mar-25
11 HARBORNE STREET MACLEOD VIC 3085	$810,000	30-Nov-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.~~

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11 DOBSON AVENUE ROSANNA VIC 3084

3 1 2

Sold Price RS **$903,000** Sold Date **22-Feb-25**

Distance **0.43km**



18 RUTHVEN STREET MACLEOD VIC 3085

3 1 1

Sold Price RS **$870,000** Sold Date **01-Mar-25**

Distance **1.23km**



11 HARBORNE STREET MACLEOD VIC 3085

3 1 2

Sold Price **$810,000** Sold Date **30-Nov-24**

Distance **1.58km**

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

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