

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

Unit 3/22 Dwyer Street, Macleod Vic 3085

Indicative selling price

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

Range between

\$420,000

&

\$450,000

Median sale price

Median price

\$817,000

Property Type

Unit

Suburb

Macleod

Period - From

13/08/2023

to

12/08/2024

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	11/25 Pottage Cirt MACLEOD 3085	\$456,000	16/07/2024
2			
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:

13/08/2024 10:36

Unit 3/22 Dwyer Street, Macleod Vic 3085

Kate Donaldson

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kate.donaldson@raywhite.com



 1  1  1

Property Type: Strata Unit/Flat

Agent Comments

This well presented one bedroom unit is a perfect entry level into the great suburb of Macleod. Located a short walk to the Macleod Train Station, Macleod Village shopping precinct and all the great amenities of Macleod this is a ideal purchase.

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

13/08/2023 - 12/08/2024: \$817,000

This beautifully presented one bedroom unit includes separate living area and kitchen, bathroom, outdoor entertaining area and single garage with storage area. Located in the well sought after suburb of Macleod, a short walk to the Train Station and shopping village this is an ideal purchase for first home buyer, downsizer or investor.

Comparable Properties



11/25 Pottage Cirt MACLEOD 3085 (REI)

Agent Comments

 1  1  1

Price: \$456,000

Method: Private Sale

Date: 16/07/2024

Property Type: Townhouse (Res)

Land Size: 465 sqm approx

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.

Account - Ray White Eltham | P: 03 9431 3425



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