

# 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

1/59 Strathallan Road, Macleod Vic 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$801,000 Property Type Unit Suburb Macleod

Period - From 01/01/2021 to 31/12/2021 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	1/25 Falcon Rd MACLEOD 3085	\$991,000	17/11/2021
2	2/49 McNamara St MACLEOD 3085	\$911,000	03/02/2022
3	1/191 Lower Plenty Rd ROSANNA 3084	\$900,000	07/10/2021

**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:

04/03/2022 08:44

1/59 Strathallan Road, Macleod Vic 3085

Harry Lai  
03 8841 2000  
0402 638 076  
harry.lai@raywhite.com



3 2 2

**Property Type:** Townhouse (Res)

**Land Size:** 277 sqm approx

Agent Comments

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
Year ending December 2021: \$801,000

## Comparable Properties



1/25 Falcon Rd MACLEOD 3085 (REI/VG)

Agent Comments

3 3 2

**Price:** \$991,000

**Method:** Private Sale

**Date:** 17/11/2021

**Rooms:** 5

**Property Type:** Townhouse (Res)



2/49 McNamara St MACLEOD 3085 (REI)

Agent Comments

3 1 1

**Price:** \$911,000

**Method:** Sold Before Auction

**Date:** 03/02/2022

**Property Type:** Townhouse (Res)



1/191 Lower Plenty Rd ROSANNA 3084 (REI/VG)

Agent Comments

3 3 2

**Price:** \$900,000

**Method:** Sold Before Auction

**Date:** 07/10/2021

**Property Type:** Townhouse (Res)

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.