

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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#### Section 47AF of the Estate Agents Act 1980

<b>Prope</b>	rtv	offere	d for	sale
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Address Including suburb or locality andpostcode	40 Patons Road, Macclesfield Vic 3782
Indicative selling price	ee
For the meaning of this p	orice see consumer.vic.gov.au/underquoting

\$1,045,000

### Median sale price\*

Range between \$950,000

Median price	House	Unit		Suburb or locality	Macclesfield
Period - From	to		Source		

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	27 Patons Rd EMERALD 3782	\$1,025,000	03/10/2018
2	149 Kirk Rd COCKATOO 3781	\$1,010,000	30/10/2018
3	17 Oxford Downs Rd MACCLESFIELD 3782	\$990,000	06/08/2018

#### OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

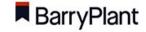
**Account** - Barry Plant | P: 03 5968 4522





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<sup>\*</sup> When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.











Rooms: **Property Type: Agent Comments** 

**Indicative Selling Price** \$950,000 - \$1,045,000 No median price available

## Comparable Properties



27 Patons Rd EMERALD 3782 (REI/VG)





Price: \$1,025,000 Method: Private Sale Date: 03/10/2018 Rooms: 6

Property Type: House

Land Size: 50404 sqm approx

**Agent Comments** 



149 Kirk Rd COCKATOO 3781 (REI/VG)

3





Price: \$1,010,000 Method: Private Sale Date: 30/10/2018

Rooms: -

Property Type: House

Land Size: 27605.90 sqm approx

Agent Comments



17 Oxford Downs Rd MACCLESFIELD 3782

(REI/VG)





Price: \$990,000

Method: Private Sale Date: 06/08/2018

Rooms: 6

Property Type: House

Land Size: 44407 sqm approx

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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.

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**Agent Comments**