

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

40 Patons Road, Macclesfield Vic 3782

#### Indicative selling price

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

Range between \$950,000

&

\$1,045,000

#### Median sale price\*

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.

	Address 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.

\* 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)**

**Agent Comments**



**Price:** \$1,025,000  
**Method:** Private Sale  
**Date:** 03/10/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 50404 sqm approx



**149 Kirk Rd COCKATOO 3781 (REI/VG)**

**Agent Comments**



**Price:** \$1,010,000  
**Method:** Private Sale  
**Date:** 30/10/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 27605.90 sqm approx



**17 Oxford Downs Rd MACCLESFIELD 3782 (REI/VG)**

**Agent Comments**



**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 06/08/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 44407 sqm approx