

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	26 Coopers Road, Macclesfield Vic 3782
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Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,375,000

Median sale price*

Median price		House		Unit		Suburb	Macclesfield
Period - From		to		Source			

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		
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.

* 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.

26 Coopers Road, Macclesfield Vic 3782

BELL REAL ESTATE

Aaron Day
(03) 5968 6222
0407 365 994

aarond@bellrealestate.com.au

Indicative Selling Price
\$1,300,000 - \$1,375,000
No median price available



4 2 8

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 71300 sqm approx

Agent Comments

Comparable Properties

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.