

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	2/88 Torbay Street, Macleod Vic 3085
Including suburb or	
locality andpostcode	
L	

Indicative selling price

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

Triange between \$\phi_000,000	Range between	\$600,000	&	\$610,000
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Median sale price

Median price	\$967,000	Hou	ise X	Unit		Suburb or locality	Macleod
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

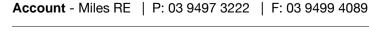
Comparable property sales (*Delete A or B below as applicable)

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 2/64 Edward St MACLEOD 3085 \$637,000 09/12/2017 2 1/77 Greensborough Rd MACLEOD 3085 \$630,000 08/11/2017 3 1/30 Strathallan Rd MACLEOD 3085 \$630,000 28/10/2017

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.

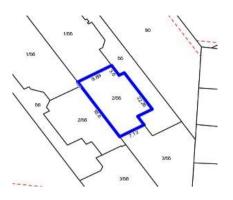






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2 - **4**

Rooms:

Property Type: Unit

Land Size: 210.005 sqm approx

Agent Comments

Indicative Selling Price \$600,000 - \$610,000 Median House Price Year ending December 2017: \$967,000

Comparable Properties



2/64 Edward St MACLEOD 3085 (REI)

– 2



6

Price: \$637,000 Method: Auction Sale Date: 09/12/2017 Rooms: 3

Property Type: Unit

Agent Comments



1/77 Greensborough Rd MACLEOD 3085 (REI) Agent Comments

2







Price: \$630,000

Method: Sold Before Auction

Date: 08/11/2017 **Rooms:** 3

Property Type: Unit

Land Size: 408 sqm approx



1/30 Strathallan Rd MACLEOD 3085 (REI)

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Price: \$630,000 Method: Auction Sale Date: 28/10/2017 Rooms: 6

Property Type: Unit

Agent Comments

Account - Miles RE | P: 03 9497 3222 | F: 03 9499 4089





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