

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

2/88 Torbay Street, Macleod Vic 3085

Indicative selling price

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

Range between \$600,000

&

\$610,000

Median sale price

Median price \$967,000

House

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.



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)

Agent Comments



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



1/77 Greensborough Rd MACLEOD 3085 (REI)

Agent Comments



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)

Agent Comments



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