Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 83 Gresswell Road, Macleod Vic 3085

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,350,000		&		\$1,390,000			
Median sale pi	rice							
Median price	\$922,500	Pro	operty Type	Hou	ise		Suburb	Macleod
Period - From	01/10/2019	to	31/12/2019		So	urce	REIV	

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.

Ade	dress of comparable property	Price	Date of sale
1	96 Ernest Jones Dr MACLEOD 3085	\$1,390,000	06/09/2019
2	70 Gresswell Rd MACLEOD 3085	\$1,380,000	17/09/2019
3	15 Cade Gr MACLEOD 3085	\$1,375,000	06/09/2019

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.

This Statement of Information was prepared on:

21/02/2020 09:53









Property Type: House Land Size: 520 sqm approx Agent Comments Leanne Bradford 03 9490 0592 0419 404 495 Ibradford@milesre.com.au

Indicative Selling Price \$1,350,000 - \$1,390,000 Median House Price December quarter 2019: \$922,500

Comparable Properties



96 Ernest Jones Dr MACLEOD 3085 (REI/VG) Agent Comments



Price: \$1,390,000 Method: Private Sale Date: 06/09/2019 Property Type: House Land Size: 492 sqm approx



70 Gresswell Rd MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,380,000 Method: Private Sale Date: 17/09/2019 Property Type: House Land Size: 540 sqm approx

15 Cade Gr MACLEOD 3085 (REI/VG)



Agent Comments

Price: \$1,375,000 Method: Private Sale Date: 06/09/2019 Property Type: House Land Size: 600 sqm approx

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



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.