

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

14 Janice Street, Macleod Vic 3085

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$906,000

Property Type

House

Suburb

Macleod

Period - From

01/07/2018

to

30/06/2019

Source

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.

	Address of comparable property	Price	Date of sale
1	11 Orana Dr WATSONIA 3087	\$781,657	19/08/2019
2	10 Russell St GREENSBOROUGH 3088	\$720,000	10/08/2019
3	7 Rasheda St WATSONIA 3087	\$705,000	06/07/2019

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:

02/10/2019 15:03



Property Type: House (Res)
Land Size: 573.045 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
Year ending June 2019: \$906,000

Comparable Properties



11 Orana Dr WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$781,657
Method: Sold Before Auction
Date: 19/08/2019
Property Type: House (Res)
Land Size: 556 sqm approx



10 Russell St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$720,000
Method: Auction Sale
Date: 10/08/2019
Rooms: 4
Property Type: House (Res)
Land Size: 536 sqm approx



7 Rasheda St WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$705,000
Method: Auction Sale
Date: 06/07/2019
Rooms: 6
Property Type: House (Res)
Land Size: 624 sqm approx