Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$700,000 & \$750,000	Range between	\$700,000	&	\$750,000
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Median sale price

Median price	\$906,000	Pro	perty 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

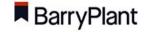
Add	dress of comparable property	Price	Date of sale
1	11 Orana Dr WATSONIA 3087	\$781,657	19/08/2019
2	10 Russell St GREENSBOROUGH 3088	\$720,000	10/08/2019
3	7 Rasheda St WATSONIA 3087	\$705,000	06/07/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)

4





Price: \$781,657

Method: Sold Before Auction

Date: 19/08/2019

Property Type: House (Res) **Land Size:** 556 sqm approx

Agent Comments



10 Russell St GREENSBOROUGH 3088 (REI)

3







Price: \$720,000 Method: Auction Sale Date: 10/08/2019 Rooms: 4

Rooms: 4

Property Type: House (Res) Land Size: 536 sqm approx

Agent Comments



7 Rasheda St WATSONIA 3087 (REI/VG)

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Price: \$705,000 Method: Auction Sale Date: 06/07/2019

Rooms: 6

Property Type: House (Res) Land Size: 624 sqm approx

Agent Comments

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988



