

# 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	85/116 Main Drive, Macleod Vic 3085
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$115,000	&	\$125,000
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### Median sale price

Median price	\$627,500	House		Unit	X	Suburb	Macleod
Period - From	01/07/2018	to	30/09/2018	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	125/116-130 Main Dr MACLEOD 3085	\$125,000	29/10/2018
2	5/116 Main Dr MACLEOD 3085	\$115,000	17/07/2018
3	74/116 Main Dr MACLEOD 3085	\$115,000	26/08/2018

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.



**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$115,000 - \$125,000

**Median Unit Price**

September quarter 2018: \$627,500

## Comparable Properties



**125/116-130 Main Dr MACLEOD 3085 (REI/VG)** Agent Comments



**Price:** \$125,000

**Method:** Private Sale

**Date:** 29/10/2018

**Rooms:** -

**Property Type:** Apartment



**5/116 Main Dr MACLEOD 3085 (REI/VG)** Agent Comments



**Price:** \$115,000

**Method:** Private Sale

**Date:** 17/07/2018

**Rooms:** 2

**Property Type:** Apartment

**74/116 Main Dr MACLEOD 3085 (VG)** Agent Comments



**Price:** \$115,000

**Method:** Sale

**Date:** 26/08/2018

**Rooms:** -

**Property Type:** Strata Flat - Single OYO Flat