

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

1 Fernley Avenue, Macleod Vic 3085

Indicative selling price

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

Range between \$660,000

&

\$710,000

Median sale price

Median price \$710,000

House

Unit

X

Suburb Macleod

Period - From 01/04/2017

to

31/03/2018

Source REIV

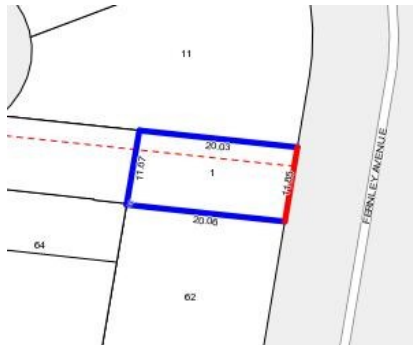
Comparable property sales (*Delete A or B below as applicable)

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	65 Mcnamara St MACLEOD 3085	\$720,000	09/04/2018
2	2/88 Torbay St MACLEOD 3085	\$677,000	03/03/2018
3	2/37 Edward St MACLEOD 3085	\$660,000	08/02/2018

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: Land
Agent Comments

Indicative Selling Price
\$660,000 - \$710,000
Median Unit Price
Year ending March 2018: \$710,000

Comparable Properties



65 Mcnamara St MACLEOD 3085 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 09/04/2018
Rooms: 3
Property Type: Unit
Land Size: 209 sqm approx



2/88 Torbay St MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$677,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 3
Property Type: Unit
Land Size: 210 sqm approx

2/37 Edward St MACLEOD 3085 (REI)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 08/02/2018
Rooms: -
Property Type: Townhouse (Res)