

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

3/5 Ayr Street, Macleod Vic 3085

Indicative selling price

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

Single price

\$799,000

Median sale price

Median price

\$738,500

Property Type

Unit

Suburb

Macleod

Period - From

01/07/2019

to

30/09/2019

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	2/101 Yallambie Rd MACLEOD 3085	\$830,000	16/09/2019
2	2/125 Torbay St MACLEOD 3085	\$812,500	21/10/2019
3	1/31 Cherry St MACLEOD 3085	\$785,000	18/07/2019

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:

16/12/2019 10:19



3 2 1

Property Type: Townhouse
Agent Comments

Indicative Selling Price

\$799,000

Median Unit Price

September quarter 2019: \$738,500

Comparable Properties



2/101 Yallambie Rd MACLEOD 3085 (REI)

Agent Comments

3 2 2

Price: \$830,000

Method: Private Sale

Date: 16/09/2019

Property Type: Townhouse (Single)

Land Size: 218 sqm approx



2/125 Torbay St MACLEOD 3085 (REI)

Agent Comments

3 1 2

Price: \$812,500

Method: Sold Before Auction

Date: 21/10/2019

Property Type: Unit

Land Size: 263 sqm approx



1/31 Cherry St MACLEOD 3085 (REI/VG)

Agent Comments

3 2 2

Price: \$785,000

Method: Private Sale

Date: 18/07/2019

Rooms: 4

Property Type: Unit

Land Size: 334 sqm approx