

#### 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	9/40 Springthorpe Boulevard, Macleod Vic 3085
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$610,000	&	\$640,000
		i l	

#### Median sale price

Median price	\$627,500	Hou	Ise	Unit	Х	Suburb	Macleod
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

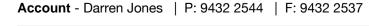
#### Comparable property sales (\*Delete A or B below as applicable)

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 6/40 Springthorpe Blvd MACLEOD 3085 \$650,000 29/11/2018 2 5/9 Watson St MACLEOD 3085 \$632,000 03/10/2018 3 4/9 Watson St MACLEOD 3085 \$627,500 08/09/2018

#### 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.







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Property Type: Townhouse

(Single)

**Agent Comments** 

**Indicative Selling Price** \$610,000 - \$640,000 **Median Unit Price** September quarter 2018: \$627,500

### Comparable Properties



6/40 Springthorpe Blvd MACLEOD 3085 (REI)







Price: \$650,000 Method: Private Sale Date: 29/11/2018

Rooms: -

Property Type: Townhouse (Res)

5/9 Watson St MACLEOD 3085 (REI/VG)

**-** 2





**Agent Comments** 

**Agent Comments** 

Price: \$632,000 Method: Private Sale Date: 03/10/2018

Rooms: -

Property Type: Unit

Land Size: 151 sqm approx

4/9 Watson St MACLEOD 3085 (REI/VG)







**Agent Comments** 



Price: \$627,500 Method: Auction Sale Date: 08/09/2018

Rooms: 5

Property Type: Townhouse (Res)

**Account** - Darren Jones | P: 9432 2544 | F: 9432 2537





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