

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

4 Pavey Court, Macleod Vic 3085

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,156,000

Property Type House

Suburb Macleod

Period - From 01/07/2021

to 30/09/2021

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	177 Elder St GREENSBOROUGH 3088	\$900,000	27/11/2021
2	23 Bungay St WATSONIA 3087	\$890,000	20/11/2021
3			

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:

01/12/2021 11:32

4 Pavey Court, Macleod Vic 3085

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



 4  2  2

Property Type: House
Land Size: 535 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
September quarter 2021: \$1,156,000

Comparable Properties



177 Elder St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  2

Price: \$900,000
Method: Auction Sale
Date: 27/11/2021
Property Type: House (Res)
Land Size: 635 sqm approx



23 Bungay St WATSONIA 3087 (REI)

Agent Comments

 3  2  2

Price: \$890,000
Method: Sold Before Auction
Date: 20/11/2021
Rooms: 4
Property Type: House (Res)
Land Size: 398 sqm approx

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.