

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

1/44 Fairlie Avenue, Macleod Vic 3085

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$991,000

Property Type Townhouse

Suburb Macleod

Period - From 18/05/2021

to

17/05/2022

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	2/54 Erskine Rd MACLEOD 3085	\$1,051,000	04/04/2022
2	21 Springthorpe Blvd MACLEOD 3085	\$997,000	04/05/2022
3	1/27 Pyalong Av ROSANNA 3084	\$920,000	19/03/2022

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:

18/05/2022 09:40

1/44 Fairlie Avenue, Macleod Vic 3085

**Jellis
Craig**

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

18/05/2021 - 17/05/2022: \$991,000



 3  2  2

Rooms: 5

Property Type: Townhouse

Land Size: 249 sqm approx

Agent Comments

Comparable Properties



2/54 Erskine Rd MACLEOD 3085 (REI)

Agent Comments

 3  2  2

Price: \$1,051,000

Method: Private Sale

Date: 04/04/2022

Property Type: Townhouse (Res)

Land Size: 233 sqm approx



21 Springthorpe Blvd MACLEOD 3085 (REI)

Agent Comments

 3  2  2

Price: \$997,000

Method: Private Sale

Date: 04/05/2022

Property Type: Townhouse (Res)



1/27 Pyalong Av ROSANNA 3084 (REI/VG)

Agent Comments

 3  2  2

Price: \$920,000

Method: Sold Before Auction

Date: 19/03/2022

Property Type: Townhouse (Single)

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.