

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

11 Pottage Circuit, Macleod Vic 3085

Indicative selling price

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

Range between \$695,000

&

\$730,000

Median sale price

Median price \$685,000

Property Type Unit

Suburb Macleod

Period - From 01/01/2020

to 31/12/2020

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	4/25 Pottage Cirt MACLEOD 3085	\$714,500	09/02/2021
2	8/147 Waiora Rd HEIDELBERG HEIGHTS 3081	\$711,000	25/01/2021
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:

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Property Type: Strata Unit/Flat
Land Size: 8855 sqm approx
Agent Comments

Indicative Selling Price
\$695,000 - \$730,000
Median Unit Price
Year ending December 2020: \$685,000

Comparable Properties



4/25 Pottage Cirt MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$714,500
Method: Private Sale
Date: 09/02/2021
Property Type: Townhouse (Single)



8/147 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments



Price: \$711,000
Method: Private Sale
Date: 25/01/2021
Property Type: Townhouse (Single)
Land Size: 191 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.