

231 Tschampions Road, Macclesfield Vic 3782

BELL REAL ESTATE

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Indicative Selling Price
\$1,180,000 - \$1,298,000
No median price available



6 3 4

Rooms:
Property Type: Hobby Farm < 20
ha (Rur)
Land Size: 42700 sqm approx
Agent Comments

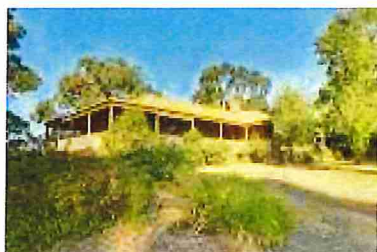
Comparable Properties



26 Coopers Rd MACCLESFIELD 3782 (REI/VG) **Agent Comments**

4 2 8

Price: \$1,300,000
Method: Private Sale
Date: 28/06/2018
Rooms: 7
Property Type: House
Land Size: 72846 sqm approx



6 Coopers Rd MACCLESFIELD 3782 (REI) **Agent Comments**

6 3 9

Price: \$1,149,000
Method: Private Sale
Date: 08/06/2018
Rooms: 10
Property Type: House
Land Size: 40460 sqm approx



174 Kennedy Rd MACCLESFIELD 3782 (REI) **Agent Comments**

4 2 6

Price:
Method: Private Sale
Date: 15/09/2018
Rooms: 9
Property Type: House
Land Size: 86732 sqm approx

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

231 Tschampions Road, Macclesfield Vic 3782

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,180,000

&

\$1,298,000

Median sale price*

Median price

House

Unit

Suburb

Macclesfield

Period - From

to

Source

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	26 Coopers Rd MACCLESFIELD 3782	\$1,300,000	28/06/2018
2	6 Coopers Rd MACCLESFIELD 3782	\$1,149,000	08/06/2018
3	174 Kennedy Rd MACCLESFIELD 3782		15/09/2018

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.