

## 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

4/18 Aberdeen Road, Macleod Vic 3085

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000

&amp;

\$605,000

**Median sale price**

Median price \$700,000

House

Unit

X

Suburb Macleod

Period - From 01/07/2017

to

30/06/2018

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	10 Dunstan St MACLEOD 3085	\$722,000	26/04/2018
2	1/139 Porter Rd HEIDELBERG HEIGHTS 3081	\$702,500	05/05/2018
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.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$550,000 - \$605,000  
**Median Unit Price**  
 Year ending June 2018: \$700,000

## Comparable Properties



**10 Dunstan St MACLEOD 3085 (REI/VG)**

Agent Comments



**Price:** \$722,000  
**Method:** Sold Before Auction  
**Date:** 26/04/2018  
**Rooms:** 3  
**Property Type:** Townhouse (Res)  
**Land Size:** 186 sqm approx



**1/139 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments



**Price:** \$702,500  
**Method:** Private Sale  
**Date:** 05/05/2018  
**Rooms:** -  
**Property Type:** Townhouse (Single)



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

Agent Comments



**Price:** \$627,500  
**Method:** Auction Sale  
**Date:** 08/09/2018  
**Rooms:** 5  
**Property Type:** Townhouse (Res)