

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 3/150 Somers Avenue, Macleod Vic 3085

Indicative selling price

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

Single price \$745,000

Median sale price

Median price \$710,000 House Unit X Suburb Macleod

Period - From 01/01/2017 to 31/12/2017 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	2/40 Edward St MACLEOD 3085	\$760,000	17/02/2018
2	2/101 Lyon Rd VIEWBANK 3084	\$731,500	28/10/2017
3	4/34 Glenmore St MACLEOD 3085	\$725,000	16/12/2017

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.



3 1 1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Comparable Properties



2/40 Edward St MACLEOD 3085 (REI)

Agent Comments

3 2 1

Price: \$760,000
Method: Auction Sale
Date: 17/02/2018
Rooms: 7
Property Type: Unit



2/101 Lyon Rd VIEWBANK 3084 (VG)

Agent Comments

3 - -

Price: \$731,500
Method: Sale
Date: 28/10/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



4/34 Glenmore St MACLEOD 3085 (REI)

Agent Comments

3 2 2

Price: \$725,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 5
Property Type: Unit