

#### 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	1/7 Cherry Street, Macleod Vic 3085
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$750,000 & \$790,000	Range between	\$750,000	&	\$790,000	
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#### Median sale price

Median price	\$700,000	Hou	se	Unit	Х	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.

Add	dress of comparable property	Price	Date of sale
1	25 Chapman St MACLEOD 3085	\$815,000	28/08/2018
2	1 Fernley Av MACLEOD 3085	\$748,000	16/06/2018
3	3/18 Dwyer St MACLEOD 3085	\$702,500	28/08/2018

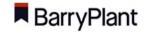
#### OR

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.





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Rooms: 5

Property Type: Unit Land Size: 401 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$750,000 - \$790,000 **Median Unit Price** Year ending June 2018: \$700,000

## Comparable Properties



25 Chapman St MACLEOD 3085 (REI/VG)

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Price: \$815,000 Method: Private Sale Date: 28/08/2018 Rooms: 5

Property Type: House Land Size: 434 sqm approx **Agent Comments** 



1 Fernley Av MACLEOD 3085 (REI)

**-**2



Price: \$748,000 Method: Auction Sale Date: 16/06/2018 Rooms: 4

Property Type: House Land Size: 238 sqm approx Agent Comments



3/18 Dwyer St MACLEOD 3085 (REI/VG)





Price: \$702,500 Method: Private Sale Date: 28/08/2018 Rooms: 5

Property Type: Unit

**Agent Comments** 

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

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