

## 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

1/7 Cherry Street, 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

\$750,000

&

\$790,000

#### 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	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.



 3   
  2   
  1

**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)**

Agent Comments

 3   
  2   
  1

**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 28/08/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 434 sqm approx



**1 Fernley Av MACLEOD 3085 (REI)**

Agent Comments

 2   
  1   
  1

**Price:** \$748,000  
**Method:** Auction Sale  
**Date:** 16/06/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 238 sqm approx



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

Agent Comments

 3   
  2   
  2

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