

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

63a Edward Street, Macleod Vic 3085

Indicative selling price

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

Range between \$700,000 & \$760,000

Median sale price

Median price \$1,102,500 House X Unit Suburb Macleod

Period - From 01/07/2018 to 30/09/2018 Source REIV

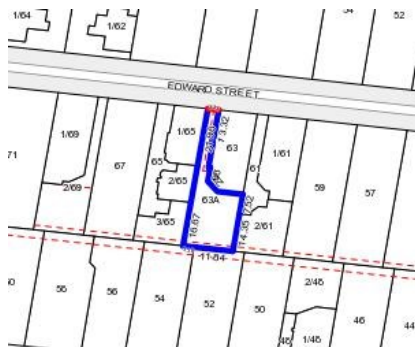
Comparable property sales (*Delete A or B below as applicable)

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	1/7 Cherry St MACLEOD 3085	\$802,000	10/11/2018
2	2/14 Fairlie Av MACLEOD 3085	\$760,000	10/07/2018
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
  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 446 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$760,000

Median House Price

September quarter 2018: \$1,102,500

Comparable Properties

**1/7 Cherry St MACLEOD 3085 (REI)**

Agent Comments

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  1

Price: \$802,000

Method: Auction Sale

Date: 10/11/2018

Rooms: 5

Property Type: Unit

Land Size: 401 sqm approx

**2/14 Fairlie Av MACLEOD 3085 (REI/VG)**

Agent Comments

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  1

Price: \$760,000

Method: Private Sale

Date: 10/07/2018

Rooms: 4

Property Type: Unit

Land Size: 234 sqm approx

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

Agent Comments

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  2
  2

Price: \$702,500

Method: Private Sale

Date: 28/08/2018

Rooms: 5

Property Type: Unit