

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

18 Macclesfield Road, Avonsleigh Vic 3782

#### Indicative selling price

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

Range between \$630,000

&

\$693,000

#### Median sale price

Median price \$567,050

House

X

Unit

Suburb or locality

Avonsleigh

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 five kilometres of the property for sale in the last eighteen 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	27 Lawsons Rd EMERALD 3782	\$685,000	22/12/2017
2	1 Sunnyside Tce EMERALD 3782	\$675,400	01/12/2017
3	18 Nobelius St EMERALD 3782	\$675,000	09/11/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



**Rooms:**  
**Property Type:** Land  
**Land Size:** 1367 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$630,000 - \$693,000  
**Median House Price**  
 Year ending December 2017: \$567,050

## Comparable Properties



**27 Lawsons Rd EMERALD 3782 (REI/VG)**

Agent Comments



**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 22/12/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1671 sqm approx



**1 Sunnyside Tce EMERALD 3782 (REI)**

Agent Comments



**Price:** \$675,400  
**Method:** Private Sale  
**Date:** 01/12/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 2254 sqm approx



**18 Nobelius St EMERALD 3782 (VG)**

Agent Comments



**Price:** \$675,000  
**Method:** Sale  
**Date:** 09/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 2468 sqm approx