

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 andpostcode

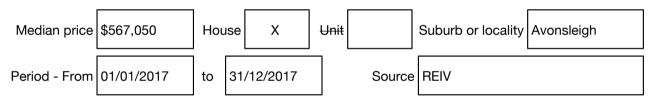
18 Macclesfield Road, Avonsleigh Vic 3782

Indicative selling price

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

Range between	\$630,000	&	\$693,000

Median sale price



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.

Account - Barry Plant | P: 03 5968 4522

propertydata

Generated: 20/03/2018 14:40

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

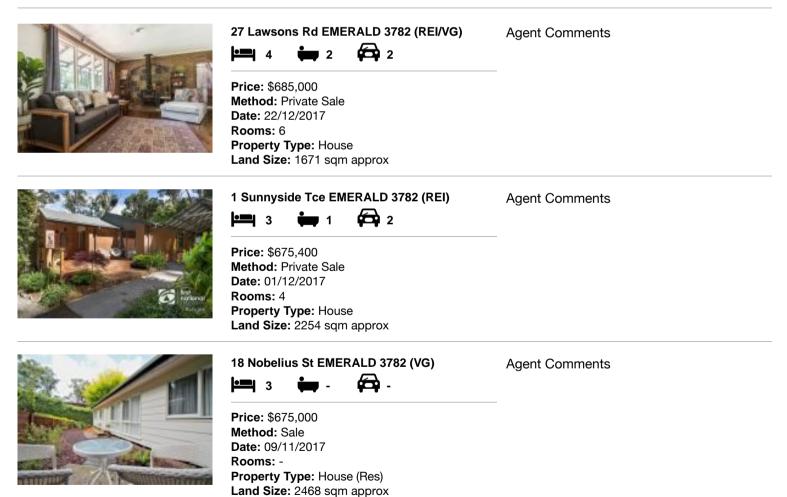






Rooms: Property Type: Land Land Size: 1367 sqm approx Agent Comments Indicative Selling Price \$630,000 - \$693,000 Median House Price Year ending December 2017: \$567,050

Comparable Properties



Account - Barry Plant | P: 03 5968 4522

Generated: 20/03/2018 14:40

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

